

12

20131105000436970 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
11/05/2013 03:43:37 PM FILED/CERT

This instrument was prepared
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite
Birmingham, AL 35223



20131105001204610 1/2
Bk: LR201364 Pg:29942
Jefferson County, Alabama
on I certify this instrument filed
11/05/2013 12:50:17 PM D
Judge of Probate- Alan L. King

Send Tax Notice To:
Katrina Swanson
6286 Black Creek Loop North
Hoover, AL 35244

Jeff - 85%
Shelby - 15%

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY & JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Forty-Three Thousand Nine Hundred and 00/100 (\$243,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Embassy Homes, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Katrina Swanson**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

19.00
244.00
263.00

*and **Jefferson**

Lot 286A, according to the Survey of Creekside Phase 2 - Part C, as recorded in Map Book 42, Page 121, in the Probate Office of Shelby County, Alabama and Map Book 46, Page 72, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Subject To:

- 1) Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
- 4) Restrictions appearing of record in Bessemer Real 708, Page 531; Bessemer Real 873, Page 269; Bessemer Real 873, Page 279 and Instrument No. 2009-34551.
- 5) Restrictive covenants and easement granted to Alabama Power Company as recorded in Instrument No. 2007-50009.
- 6) Right of way granted to Alabama Power Company recorded in Book LR200709, Page 18583.

\$219,510.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **25th** day of **October**, **2013**.

Embassy Homes, LLC
an Alabama limited liability company

R. Clark Parker, Managing Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that R. Clark Parker, whose name as Managing Member of Embassy Homes, LLC, an Alabama Limited Liability Company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Managing Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **25th** day of **October**, **2013**.

NOTARY PUBLIC

My Commission Expires: ~~6/5/2015~~ **6/3/2015**



CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Embassy Homes, LLC
Mailing Address 5318 Meadowlark Lane
Hoover, AL 35242

Grantee's Name Katrina Swanson
Mailing Address 6286 Black Creek Loop N
Hoover, AL 35244

Property Address 6286 Black Creek Loop N
Hoover, AL 35244

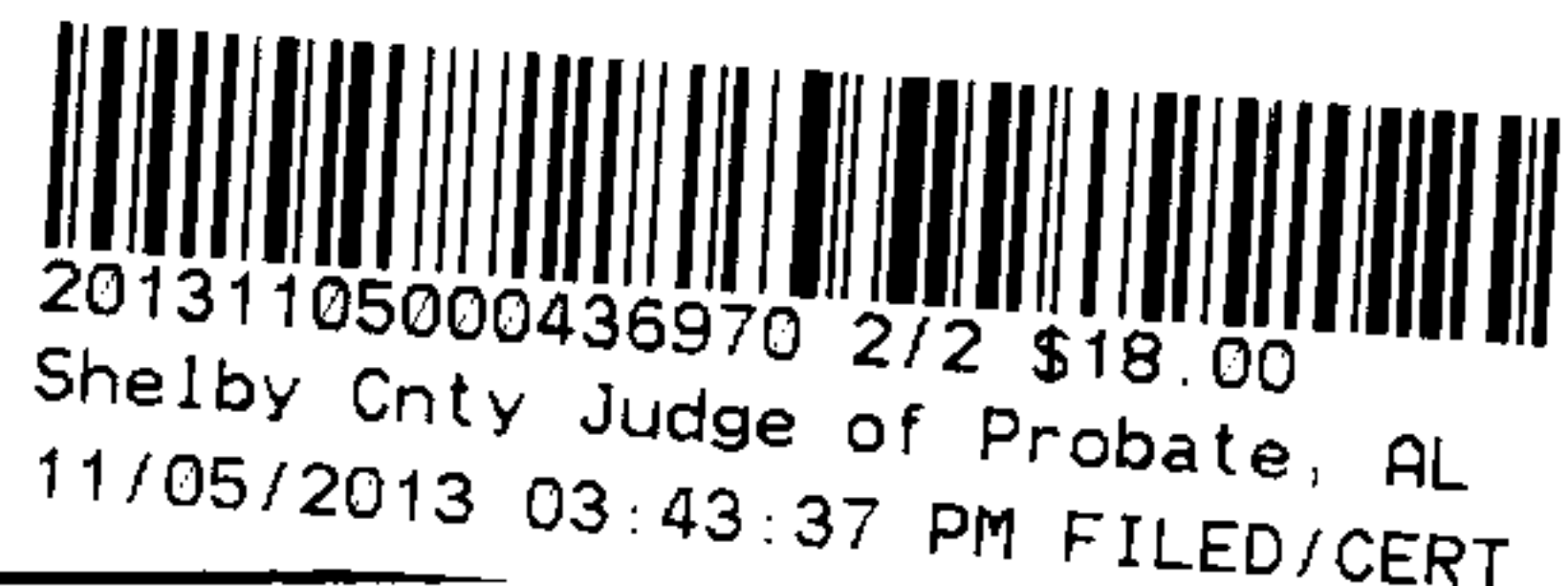
Date of Sale October 25, 2013
Total Purchase Price \$ 243,900.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the information required above, the filing of this form is not required.



Instructions

Grantor's name and mailing address - provide the name of the person to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person to property is being conveyed.

Property address - the physical address of the property being conveyed.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Embassy Homes, LLC
by R. Clark Parker, Managing Member

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

CLAYTON T. SWEENEY, ATTORNEY AT LAW