

STATE OF ALABAMA

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)

GENERAL WARRANTY DEED

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS that in consideration of **Two Hundred Seventy Five Thousand & No/100 Dollars (\$275,000.00)** to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is acknowledged, **Townside Building, LLC**, an Alabama limited liability company (herein referred to as "Grantor"), grants, bargains, sells and conveys unto **JR Adams Investments, LLC** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

Lots 43, 44, 47, 48, 49, 50, 51, 52, and 53, according to the Final Plat of Townside Square Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.


SUBJECT TO AND EXCEPT FOR:

1. Ad Valorem Taxes for the current tax year, a lien but not yet due and payable.
2. Minerals and mining rights not owned by the Grantor.
3. Utility easements, residential subdivision covenants and restrictions, if any and building lines of record.

NOTE: All of the above stated consideration was paid with the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our successors and assigns covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims of all persons.


20140116000015990 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/16/2014 02:33:22 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has executed this instrument, this the 16 day of January, 2014.

Townside Building, LLC

By: 

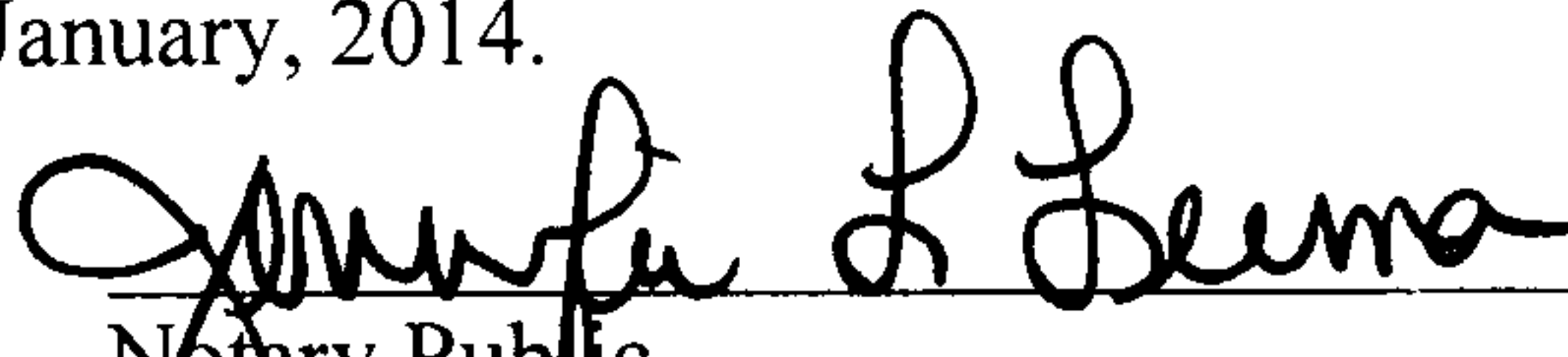
Name: Earl M. Gibson

Title: Authorized Agent

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Earl M. Gibson** whose name as an authorized agent of **Townside Building, LLC**, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such authorized agent and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 16 day of January, 2014.



Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES 10/01/2016

THIS INSTRUMENT PREPARED BY:

James E. Vann
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205
(205) 930-5484

SEND TAX NOTICE TO:
JR Adams Investments, LLC
120 Bishop Circle
Pelham, Alabama 35124


20140116000015990 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/16/2014 02:33:22 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Townside Building, LLC
Mailing Address 2539 Rocky Ridge Road
Birmingham, Alabama 35243

Grantee's Name JR Adams Investments, LLC
Mailing Address 120 Bishop Circle
Pelham, Alabama 35124

Property Address Lots 43, 44, 47, 48, 49, 50, 51, 52 and 53,
Townside Square
Calera, Al 35040

Date of Sale January, 2014

Total Purchase Price \$ 275,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20140116000015990 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/16/2014 02:33:22 PM FILED/CERT

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

☐ Appraisal

☒ Sales Contract

☐ Other

☒ Closing Statement

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

Instructions

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

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

Property address - the physical address of the property being conveyed, if available.

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 1/16/14

Print Earl H. Gibson

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1