

20140506000135070
05/06/2014 10:09:31 AM
DEEDS 1/4

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Nine Points, LLC
161 Lakeland Ridge
Chelsea, AL 35043

STATE OF ALABAMA

)

GENERAL WARRANTY DEED

:

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Thousand and 00/100 (\$200,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Robert Stephens Grant, a married man** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey all his undivided one-half interest unto the GRANTEE, **Nine Points, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

\$140,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.
Subject To:

Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014. Existing covenants and restrictions, easements, building lines and limitations of record, including agreement for ingress and egress recorded in Instrument No. 2014032500083680..

Property herein conveyed does not constitute the homestead of Grantors or that of their spouse.

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, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 2nd day of May, 2014.

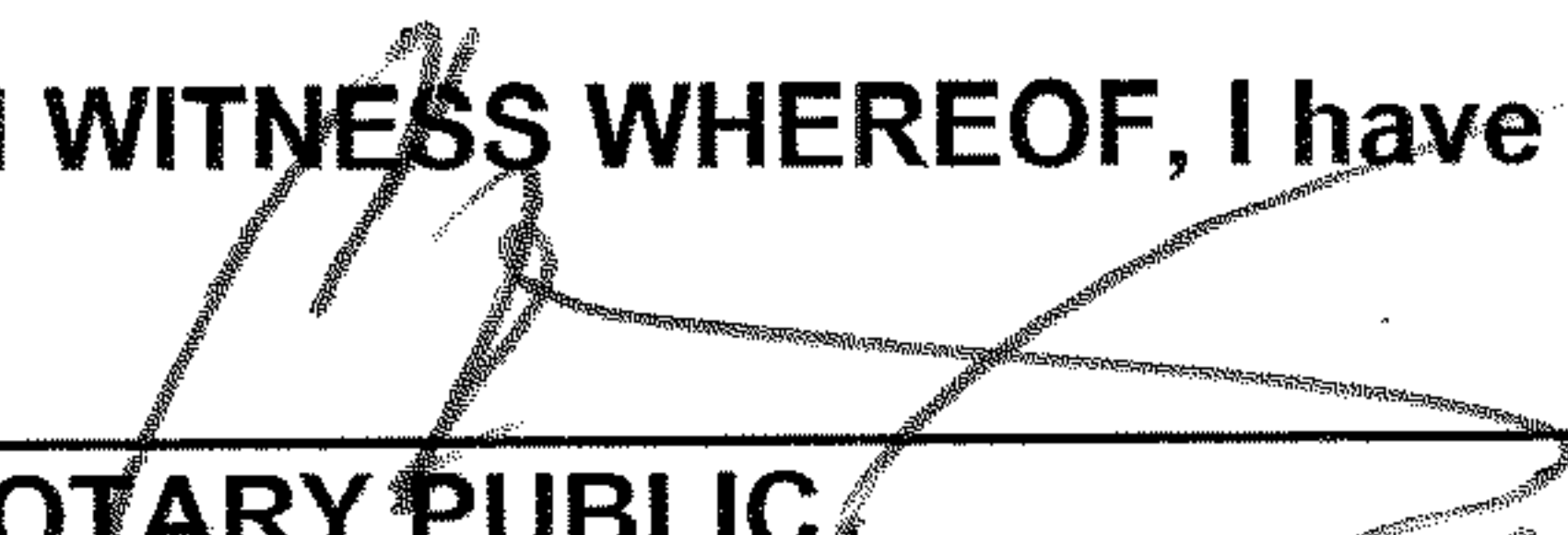


Robert Stephens Grant

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert Stephens Grant, a married man, whose name 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of May, 2014.



NOTARY PUBLIC
My Commission Expires: 6-5-2015

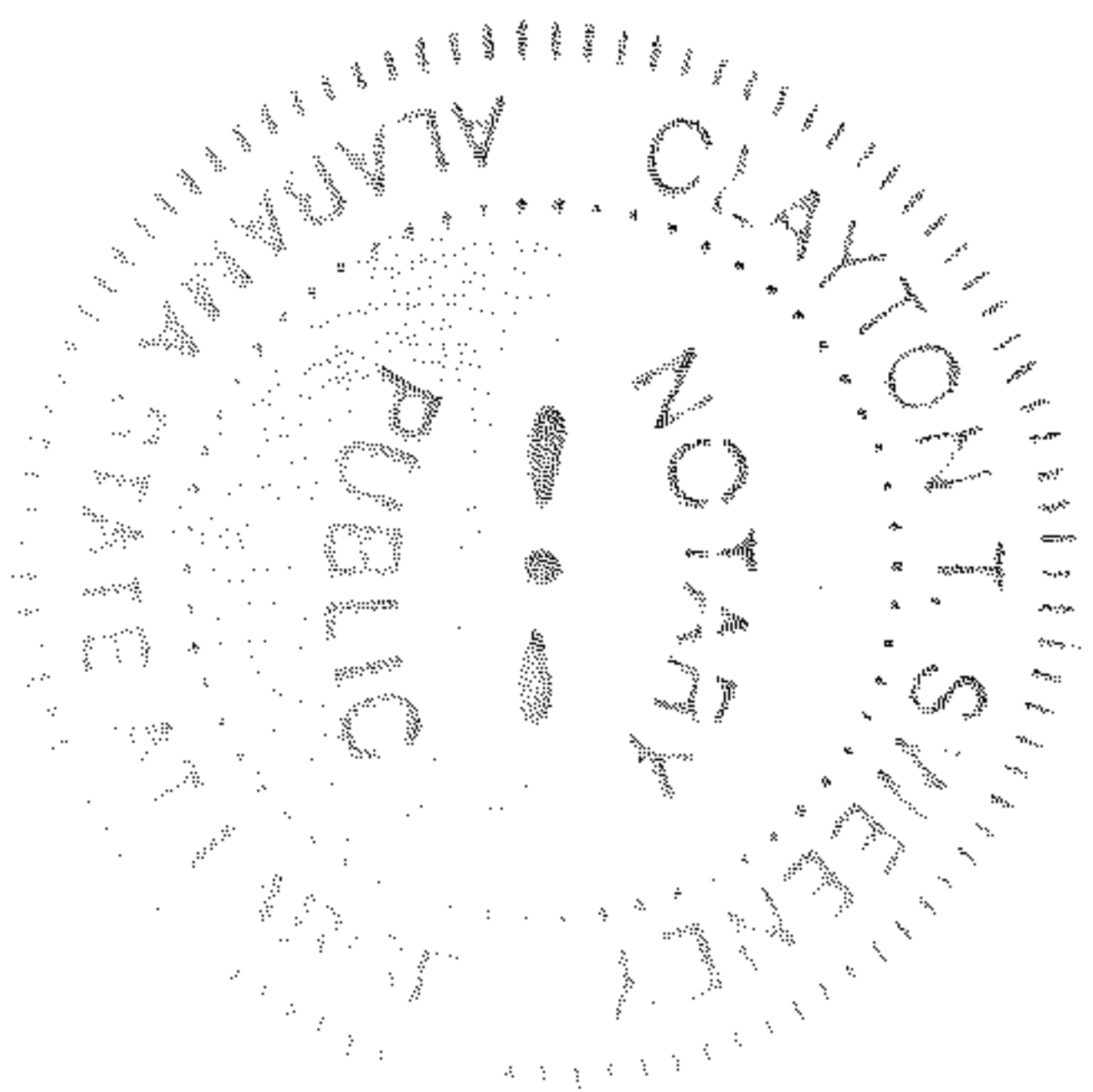


Exhibit "A"
Legal Description

All that part of the NE of Section 26, Township 20, Range 2 West, which lies north of clear prong of Yellow Leaf Creek and west of the branch.

ALSO:

All that part of the NE of Section 26, Township 20 South, Range 2 West which lies North of the Clear Prong of Yellow Leaf Creek.

Less and except that portion of the above described property previously conveyed to Florence G. Grant by deed recorded in Deed Book 200, Page 474, In the Probate Office of Shelby County, Alabama and more particularly described as follows:

Begin at the NW corner of Section 26, Township 20 South, Range 2 West; and run thence South along the West line of said Section a distance of 1400 feet; thence run East, parallel with the North line of said Section a distance of 1300 feet; thence run North, parallel with the West line of said Section a distance of 1400 feet to a point on the North line of said Section; thence run West, along the North line of said Section a distance of 1300 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Together with the following described Sixty (60') foot easement for ingress/egress and utilities:

A Sixty (60') foot easement for ingress/egress and utilities lying Sixty (60') feet to the East of the following described line: Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 2 West, Shelby County, Alabama; thence run S 88°42'38" E a distance of 665.14 feet to the point of beginning of said line; thence run N 00°02'15" E a distance of 691.86 feet to a point on the South margin of Griffin Road, said point being the point of ending of said line. Less and except any part lying within a road right-of-way.

Real Estate Sales Validation Form

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

Grantor's Name Robert Stephens Grant
Mailing Address PO Box 381584
Birmingham, AL 35238

Grantee's Name Nine Points, LLC
Mailing Address 161 Lakeland Ridge
Chelsea, AL 35043

Property Address NE 1/4, Sec. 26, T-20, R-2-W,
Yellow Leaf Creek
Shelby County, AL

Date of Sale 05/02/2014
Total Purchase Price \$ 200,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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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 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 5/2/14

Print Kelly B. Furgerson

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/06/2014 10:09:31 AM
\$223.00 CHERRY
20140506000135070

[Signature]

Print Form

Form RT-1