

Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 North 18th Street
Bessemer, Alabama 35020

Send Tax Notice To:
Courtnev Gillen and
Mathew Gillen
400 Meriweather Lane
Calera, AL 35040

CORPORATE DEED

STATE OF ALABAMA }
COUNTY OF SHELBY }


20140521000153560 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/21/2014 12:39:59 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **NINETY-ONE THOUSAND NINE HUNDRED SEVENTY AND NO/100 DOLLARS (\$91,970.00) *being the consideration recited in that agreement entered into by and between the Grantor(s) and Grantee(s)***, to the undersigned grantor (whether one or more), a limited liability company, in hand paid by the grantee herein, the receipt of where is acknowledged, the limited liability company, **TBL Properties, LLC , *whose mailing address is 2900 First Avenue South, Birmingham, AL 35233*** (herein referred to as Grantor(s)) grants, sells, bargains and conveys unto **Courtney Gillen and husband, Ma thew Gillen, *whose mailing address is 400 Meriweather Lane, Calera, AL 35040*** (herein referred to as Grantee(s)), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **County of Shelby**, Alabama to wit:

Lot 21, according to the Survey of Meriweather Sector 1, as recorded in Map Book 24, Page 46, in the Probate Office of Shelby County, Alabama.

Property Address: 400 Meriweather Lane, Calera, AL 35040
Source of Title: Instrument No. 20110721000211730, *Shelby County, Alabama*

Subject to any and all easements, set back lines, restrictions, conditions, covenants, mineral and mining rights and current taxes not due.

\$94,693.00 of the above consideration above paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore-granted premises in fee simple to the said Grantee, their heirs, successors and assigns forever.

And said limited liability company does for itself, its successors and assigns, covenant with said Grantee, their heirs, successors and assigns, that it is, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **TBL Properties, LLC** by its **Member, Daniel Burnham**, who is authorized to execute this conveyance, has hereto set its signature and seal this date: **April 25, 2014.**

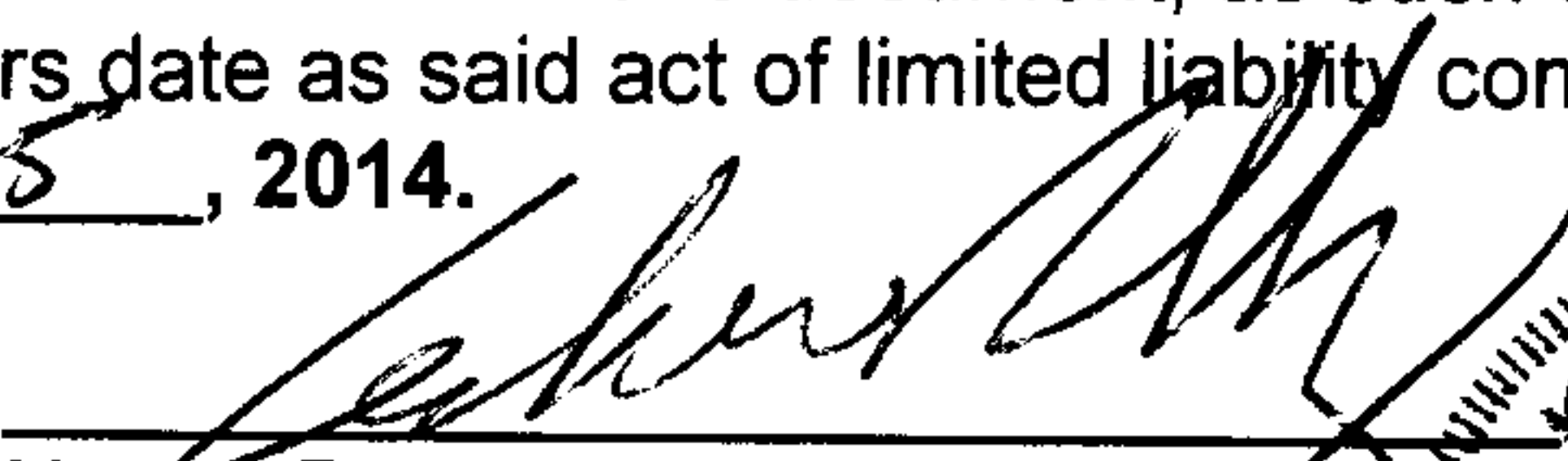
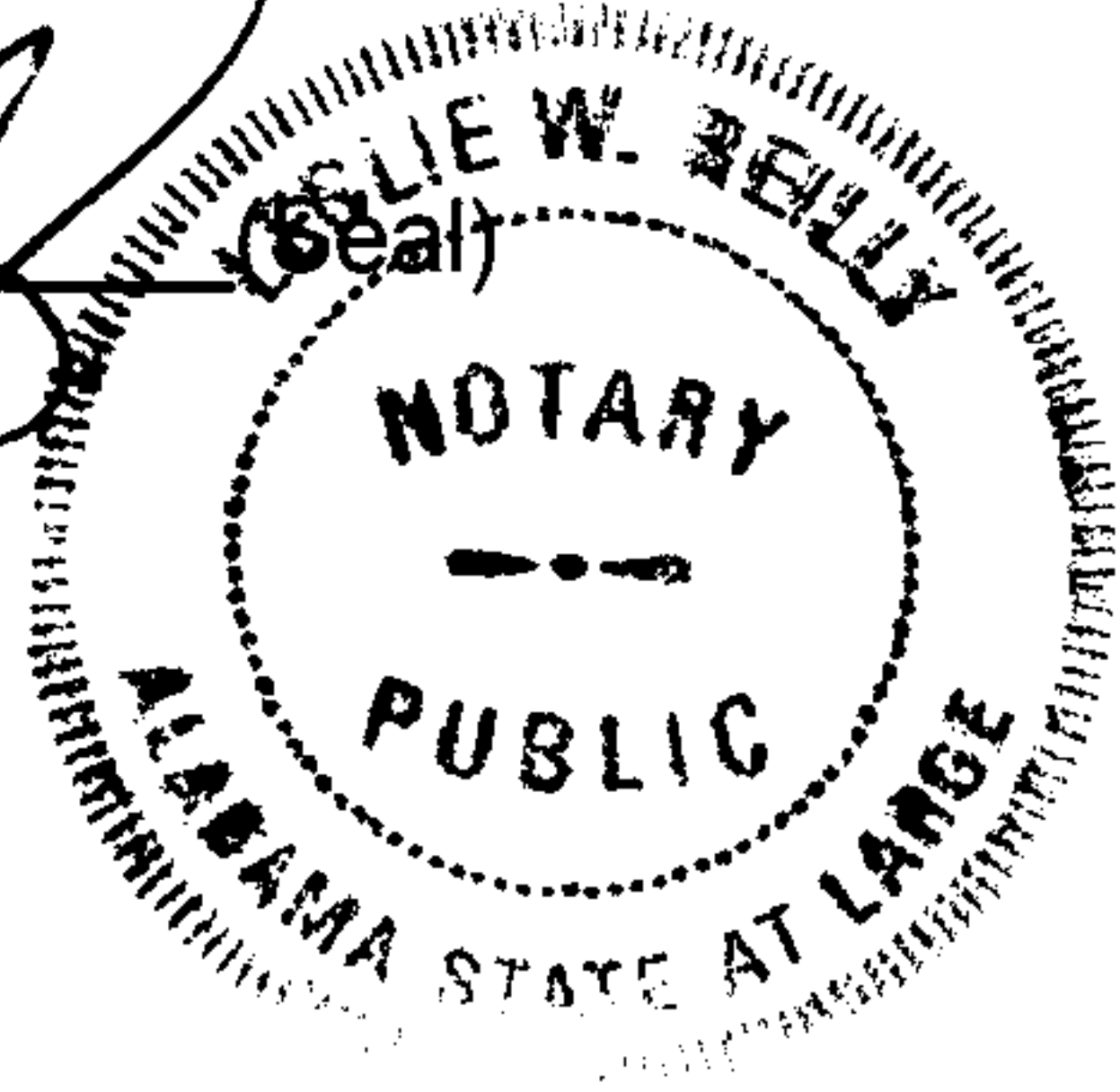
GRANTOR(S):

TBL Properties, LLC

By: *Lee B. Burnham* (SEAL)
Daniel Burnham, Its Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned notary public in for said State, hereby certify that, **Daniel Burnham, Member, TBL Properties, LLC**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this document, as such officer and with full authority, executed the same voluntarily on the same bears date as said act of limited liability company.
Given under my hand and signed this date: **April 25, 2014.**


Notary Public-Leslie W. Reilly
My Commission Expires: 2-4-17


Real Estate Sales Validation Form

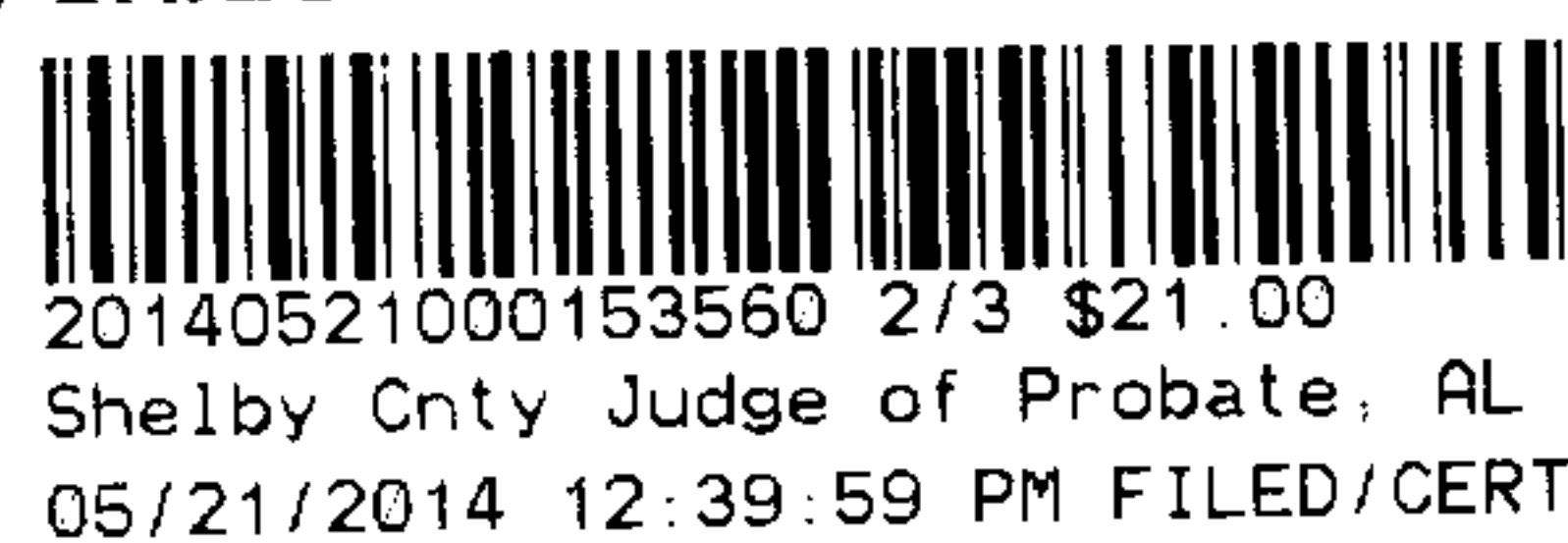
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>TBL Properties, LLC</u>	Grantee's Name	<u>Mathew Gillen</u>
Mailing Address	<u>2900 First Avenue South</u> <u>Birmingham, AL 35233</u>	Mailing Address	<u>400 Meriweather Lane</u> <u>Calera, AL 35040</u>
Property Address	<u>400 Meriweather Lane</u> <u>Calera, AL 35040</u>	Date of Sale	<u>April 25th, 2014</u>
		Total Purchase Price	<u>\$ 91,970.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence)

☐ 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 April 25 2014

Print Mathew Gillen

☐ Unattested

(verified by)

Sign

Mathew Gillen

(Grantor/Grantee/Owner/Agent) circle one

Mathew Gillen

Grantee

Courtney Gillen
400 Meriwether Lane
Calera, AL 35040


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