


THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

  
20140701000198750 1/3 \$144.50  
Shelby Cnty Judge of Probate, AL  
07/01/2014 08:55:54 AM FILED/CERT

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Twenty Four Thousand, Five Hundred and no/100's Dollars (\$124,500.00)** and other good and valuable consideration to the undersigned grantor,

**Polo Crossings, LLC, an Alabama limited liability company**

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

**Berg Properties, LLC**

(hereinafter referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lots 219, 220, 221, 222, 223 and 224, according to the Survey of The Village at Polo Crossings Sector 1, as recorded in Map Book 39, Page 42 A, B and C, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1. Taxes for the year 2014 and subsequent years.**
- 2. Easements and building line as shown on recorded map.**
- 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 Inst. No. 2007-46920.**
- 5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2007-18008.**

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

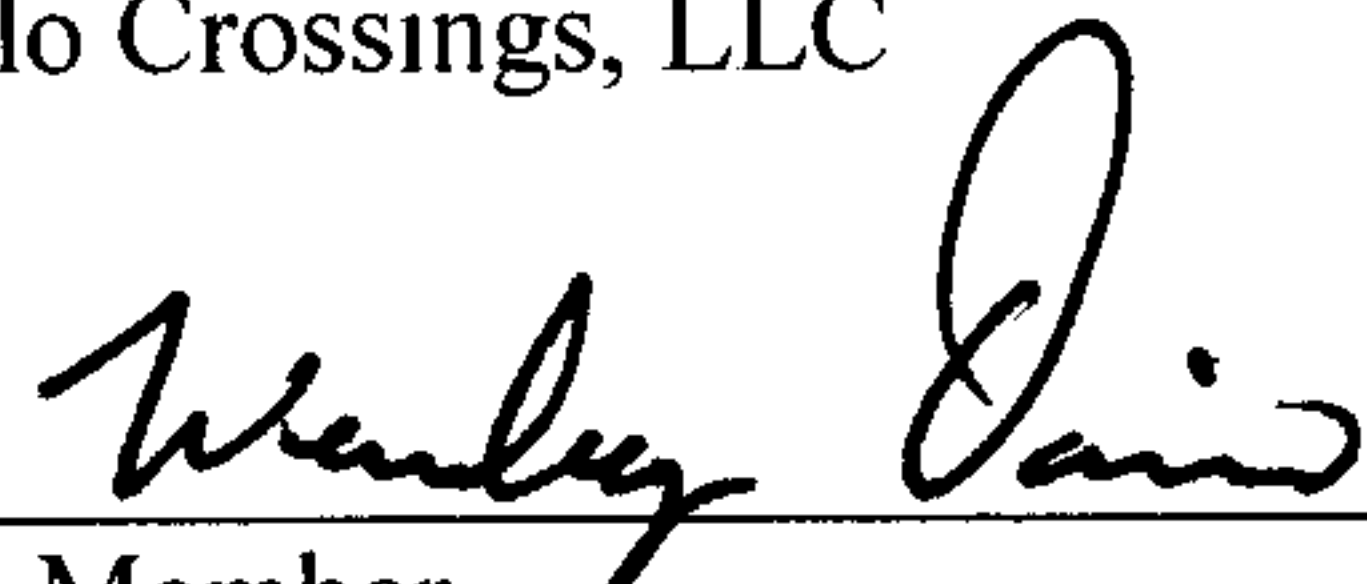
And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as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

Shelby County, AL 07/01/2014  
State of Alabama  
Deed Tax: \$124.50

IN WITNESS WHEREOF, the said grantor, by its Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 27th day of June, 2014.

ATTEST:


Polo Crossings, LLC

  
\_\_\_\_\_  
It's Member

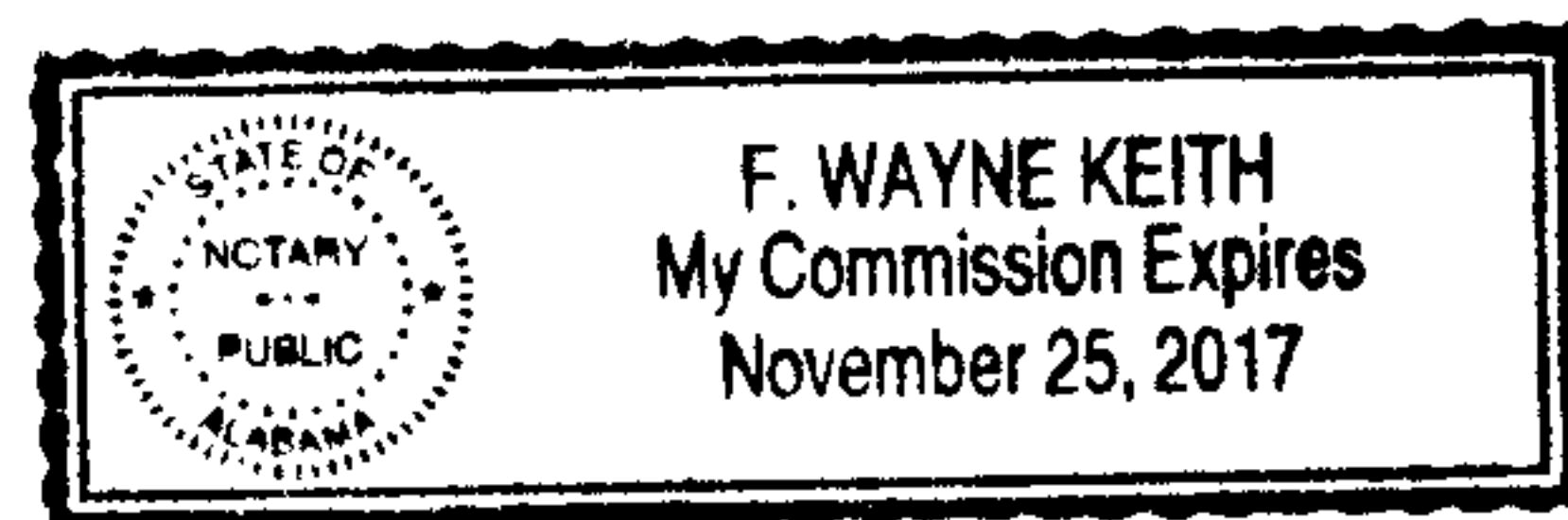
STATE OF ALABAMA  
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Wesley Davis, whose name as Member of Polo Crossings, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 27th day of June, 2014.

  
\_\_\_\_\_  
Notary Public

SEND TAX NOTICE TO:  
Berg Properties, LLC  
2084 Valleydale Road  
Birmingham, Alabama 35244



  
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### Real Estate Sales Validation Form

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

Grantor's Name: Polo Crossings LLC

Mailing Address : 2613 Apollo Circle  
Hoover, AL 35226

Grantee's Names: Berg Properties LLC

Mailing Address: 2084 Valleydale Road  
Birmingham, AL 35244

Property Address: 6 lots The Village at Polo Crossings

Date of Transfer: June 27, 2014

Total Purchase Price \$124,500.00

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
x	Sales Contract	Other
x	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.

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: June 27, 2014

x Sign   
verified by F. Wayne Keith, Attorney

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