



20150303000064870 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/03/2015 11:38:01 AM FILED/CERT

**SEND TAX NOTICES TO:**

SPRING AIRE RAM, LLC

Attn: Richard A. McCurdy

1031 Highland Lake Trace

Birmingham, Alabama 35242

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, ALAMERICA BANK, an Alabama banking corporation (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto SPRING AIRE RAM, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 27th day of February, 2015.

**ALAMERICA BANK**

By: \_\_\_\_\_

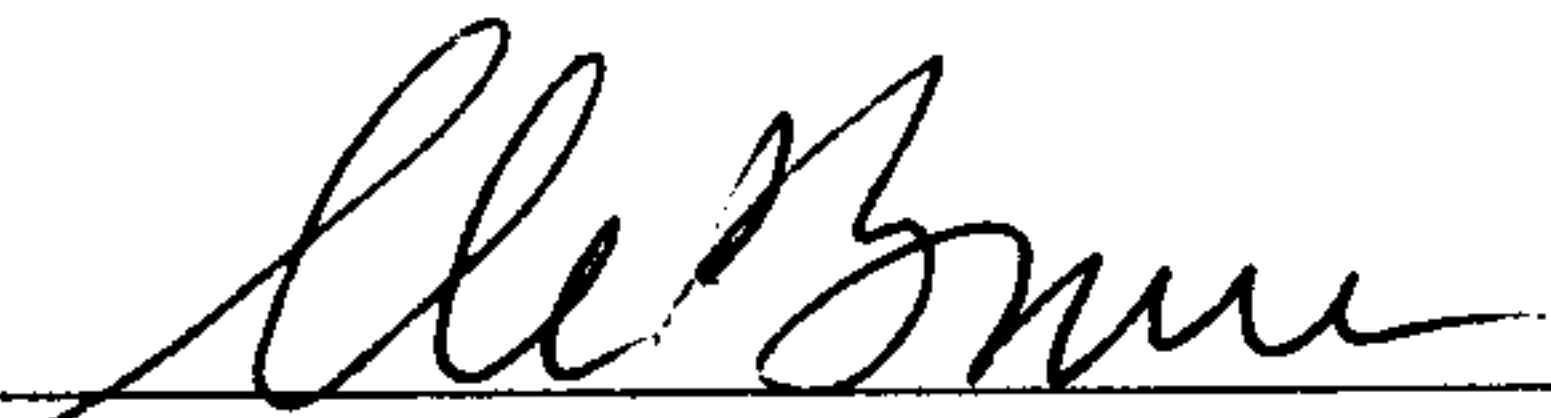
Print Name: Matt Rockett

Title: Asst. Vice President

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, <sup>Gre</sup>a Notary Public in and for said County, in said State, hereby certify that Matt Rockett, whose name as ~~Sr~~ Vice President of ALAMERICA BANK, an Alabama banking corporation, 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 said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 27<sup>th</sup> day of February, 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12/14/2016

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

William C. Brown  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600

[D-8091]

  
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## EXHIBIT "A"

Lots 1, 2, 3, 4 and 5, according to the Survey of Cinque Terre Subdivision, as recorded in Map Book 28, Page 86, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

- 1) Taxes and assessments for the year 2015 constituting a lien but which is not yet due and payable;
- 2) Easement(s), building line(s) and restriction(s) as shown on recorded map;
- 3) Right-of-way granted to Enviro Systems, LLC recorded as Instrument No. 2006-35385 and Instrument No. 2006-41303, Probate Office, Shelby County, Alabama; and
- 4) Any other coal, oil, gas, mineral and/or mining right not owned by Grantor.



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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 Alamerica Bank  
Mailing Address 2170 Highland Avenue South  
Birmingham, Alabama 35205

Grantee's Name Spring Aire RAM, LLC  
Mailing Address 1031 Highland Lake Trace  
Birmingham, Alabama 35242

Property Address Highway 55  
Westover, AL 35185

Date of Sale February 27, 2015  
Total Purchase Price \$ 150,000.00

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 ☐ 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.

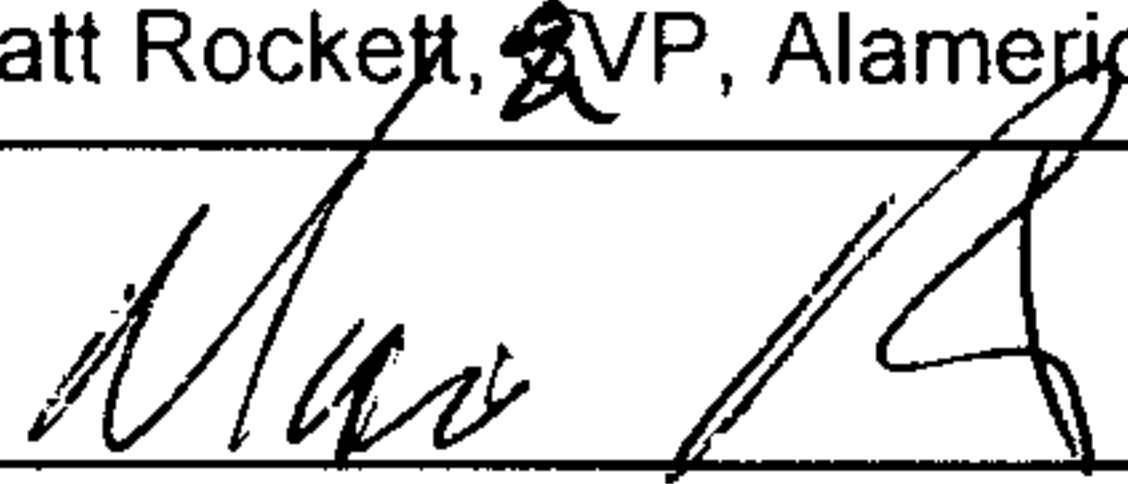
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 February 27, 2015

Print Matt Rockett, SVP, Alamerica Bank (Grantor)

☐ Unattested

Sign   
(Grantor/Grantee/Owner/Agent) circle one

(verified by)