

This instrument prepared by:  
Mark W. Macoy, Esq.  
Mark W. Macoy, LLC  
300 Vestavia Parkway, Suite 2300  
Birmingham, Alabama 35216  
(205) 795-2080

SEND TAX NOTICE TO:  
Montevallo Cottages, LLC  
4644 Old Looney Mill Road  
Birmingham, AL 35243

**(THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE)**

## **GENERAL WARRANTY DEED**

**STATE OF ALABAMA )**

**: KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY )**

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **CHRIS REEBALS A/K/A CHRISTOPHER B. REEBALS**, a married man ("Grantor"), hereby grants, bargains, sells and conveys to **MONTEVALLO COTTAGES, LLC**, an Alabama limited liability company ("Grantee"), the following described real estate, situated in Shelby County, Alabama to-wit:

**(See legal description attached as Exhibit "A" hereto as if fully set forth herein)**

This property is not the homestead of the grantor.

Subject to:

1. 2015 ad valorem taxes; and
2. Existing easements, restrictions, set back lines, and limitations, if any, of record.
3. The mortgage of Central State Bank in the principal amount of \$93,750.00 recorded on April 10, 2014 at Instrument # 20140410000105060.

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

And said Grantor does for himself and for his heirs and assigns, covenant with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that said premises is free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

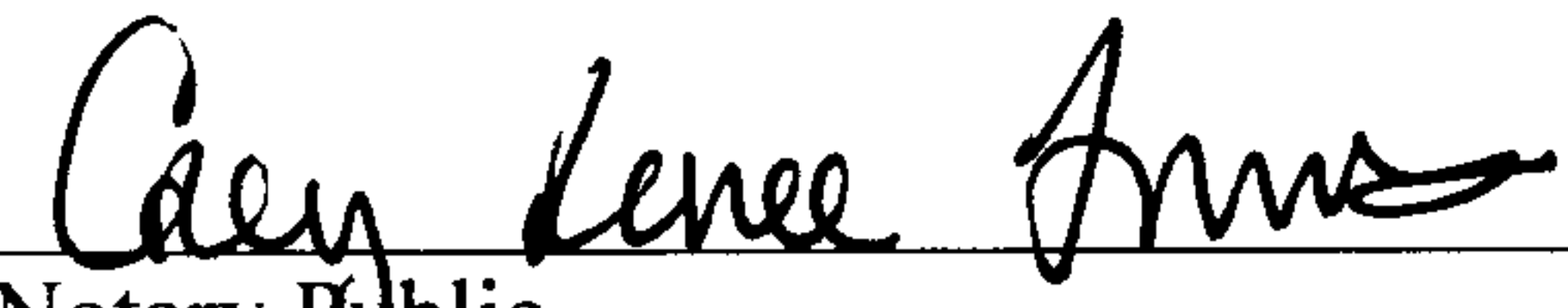
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this the 6 day of March, 2015.


  
CHRISTOPHER B. REEBALS

STATE OF ALABAMA     )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **CHRIS REEBALS A/K/A CHRISTOPHER B. REEBALS**, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 6 day of March, 2015.

  
Notary Public  
My Commission Expires: 3/5/16

  
20150309000071990 2/4 \$148.00  
Shelby Cnty Judge of Probate, AL  
03/09/2015 12:49:07 PM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO DEED**  
**FROM CHRIS REEBALS A/K/A CHRISTOPHER B. REEBALS**  
**TO MONTEVALLO COTTAGES, LLC**

A parcel of land in the West half of the NE 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows:

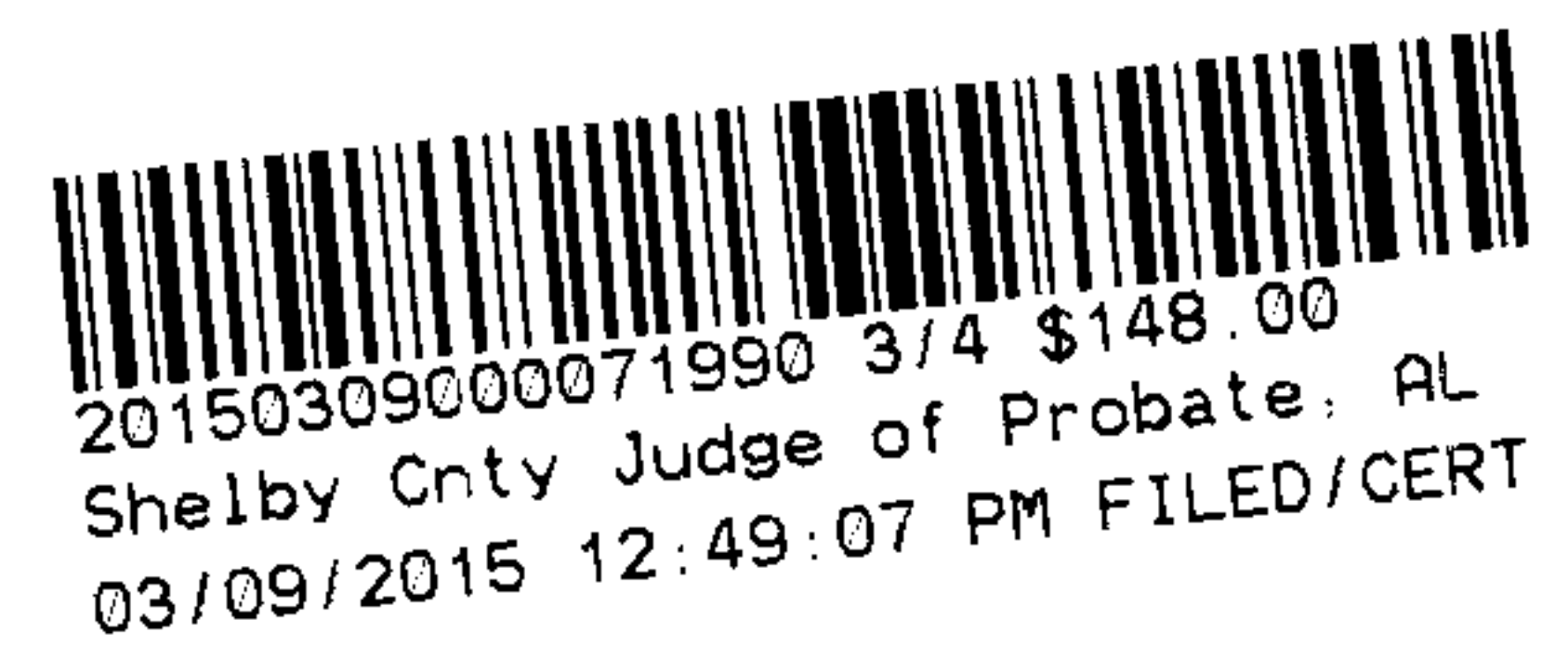
Commence at the Southeast corner of said Section 2; thence run North 00 degrees 28 minutes 47 seconds West a distance of 2435.99 feet; thence run South 87 degrees 12 minutes 09 seconds West a distance of 770.09 feet to a point on the South right of way of Alabama Highway #25 to the point of beginning; thence run South 00 degrees 48 minutes 57 seconds West a distance of 267.02 feet; thence run South 02 degrees 34 minutes 42 seconds West a distance of 366.00 feet; thence run South 87 degrees 25 minutes 18 seconds East a distance of 120.31 feet; thence run South 00 degrees 51 minutes 57 seconds West a distance of 703.16 feet; thence run North 87 degrees 37 minutes 38 seconds West a distance of 641.72 feet; thence run North 00 degrees 02 minutes 42 seconds West a distance of 971.45 feet; thence run South 88 degrees 35 minutes 42 seconds East a distance of 136.00 feet; thence run North 00 degrees 02 minutes 42 seconds West a distance of 324.00 feet to a point on the South right of way of said highway; thence run North 86 degrees 55 minutes 56 seconds East a distance of 417.63 feet along said right of way to the point of beginning.

Said property being further shown and described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, and 71, according to a Survey of Hampton Square, as recorded in Map Book 39, Page 56 and re-recorded in Map Book 39, Page 64, in the Probate Office, Shelby County, Alabama.

Together with the Common Area No. 1 and the Pump Station, as set forth on a Survey of Hampton Square, as recorded in Map Book 39, Page 56 and re-recorded in Map Book 39, Page 64, in the Probate Office, Shelby County, Alabama.

Source of title: Deed from Trustmark National Bank, f/k/a Banktrust to Chris Reebals recorded on April 10, 2014 at Instrument # 20140410000105050.





# Real Estate Sales Validation Form

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

Grantor's Name	CHRIS REEBALS A/K/A CHRISTOPHER B. REEBALS	Grantee's Name	MONTEVALLO COTTAGES, LLC
Mailing Address	4644 Old Looney Mill Road Birmingham, AL 35243	Mailing Address	4644 Old Looney Mill Road Birmingham, AL 35243
Property Address	5788 Hwy 25 Montevallo, AL 35115 Lots 1-71, Hampton Square Recorded at Map Book 39, Page 56 & 64 Shelby County, AL	Date of Sale	March 6, 2015
		Total Purchase Price	\$ 0.00
		or	
		Actual Value	\$ 125,000.00
		or	
		Assessor's Market Value	\$

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	Grantor bought property in foreclosure last year for \$125,000 and property has not been improved. Grantor owns the Grantee limited liability company.

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 March 6, 2015

Print Mark W. Macoy, Esq.

Unatt

Sign

Mark W. Macoy

(Grantor/Grantee/Owner/Agent) circle one

20150309000071990 4/4 \$148.00  
Shelby Cnty Judge of Probate, AL  
03/09/2015 12:49:07 PM FILED/CERT

Form RT-1