

NO TITLE OPINION REQUESTED, NONE RENDERED.

Prepared by:
Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To:
Telana Cottingham
4901 Stonecreek Way
Calera, AL 35040

LIMITED LIABILITY COMPANY STATUTORY WARRANTY DEED



20150916000323860 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
09/16/2015 07:55:13 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Nine Thousand Nine Hundred Dollars and No Cents (\$149,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, and other good and valuable consideration, to the undersigned **Authentic Building Company, LLC**, whose mailing address is **P. O. Box 536, Helena, AL 35080**, (herein referred to as Grantor), by **Telana Cottingham**, whose mailing address is **4901 Stonecreek Way, Calera, AL 35040**, (herein referred to as Grantee), in fee simple, the following described real estate, situated in Shelby County, Alabama, the address of which is **4901 Stonecreek Way, Calera, AL 35040**; to-wit:

LOT 26 ACCORDING TO THE FINAL PLAT OF STONE CREEK, PHASE 5, PLAT ONE, LAKE SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$147,184.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 11th day of September, 2015.

AUTHENTIC BUILDING COMPANY, LLC

By: 

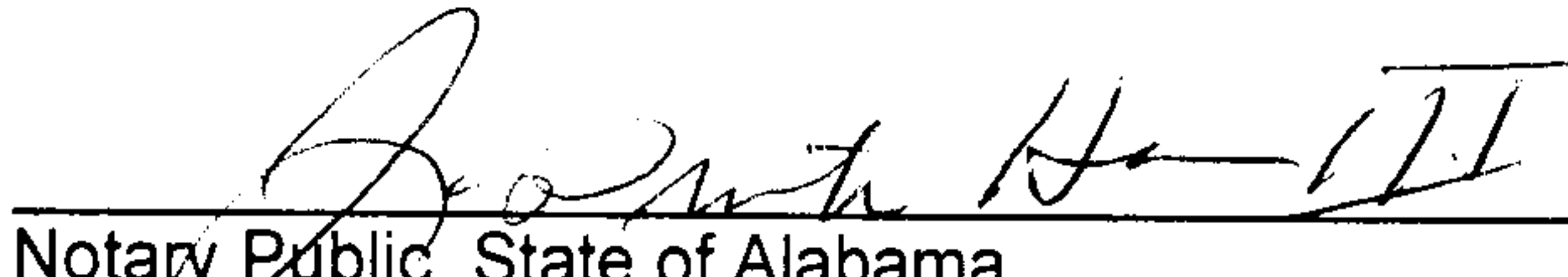
Its: Member

Shelby County, AL 09/16/2015
State of Alabama
Deed Tax: \$2.00

State of Alabama
County of Jefferson

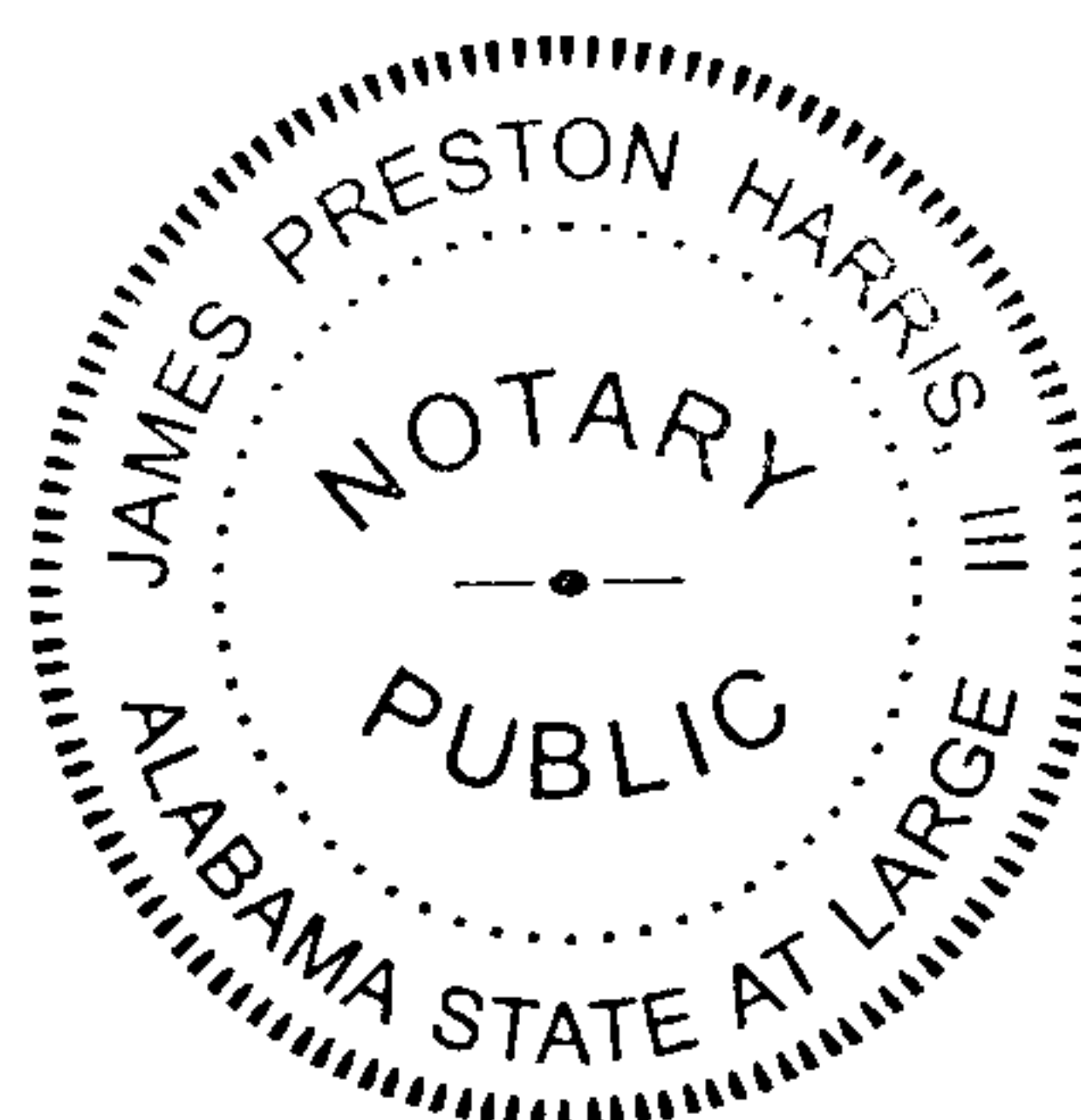
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that By: BRETT C. WINFORD whose name as Its: Member of Authentic Building Company, LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 11th day of September, 2015.


Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: 3/4/2018



Real Estate Sales Validation Form

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

Grantor's Name Authentic Building Company, LLC
Mailing Address P. O. Box 536
Helena, AL 35080

Grantee's Name Telana Cottingham
Mailing Address 4901 Stonecreek Way
Calera, AL 35040

Property Address 4901 Stonecreek Way
Calera, AL 35040

Date of Sale September 11, 2015
Total Purchase Price \$149,900.00

or
Actual Value _____

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)

☐ 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 of 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 September 11, 2015


Print Authentic Building Company, LLC

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one


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Form RT-1