

16-4160

20160509000157100
05/09/2016 04:03:54 PM
DEEDS 1/4

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
PARKWOOD PROPERTIES, LLC

3978 PARKWOOD ROAD
BESSEMER, ALABAMA 35022

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)* to the undersigned Grantor, SHELBY FARMS, LLC, (hereinafter referred to as Grantor, whose mailing address is 122 BISHOP CIRCLE, PELHAM, ALABAMA 35124), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto PARKWOOD PROPERTIES, LLC, (herein referred to as Grantee), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HERETO BY REFERENCE

Property address: 120 BISHOP CIRCLE, PELHAM, AL 35124

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. RETAINING WALL AGREEMENT RECORDED IN INST NO 2007-34340
5. RESTRICTIONS APPEARING OF RECORD IN INST. NO 1994-1702 AND INST. NO. 1996-27568

\$1,063,617.60 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 4th day of May.

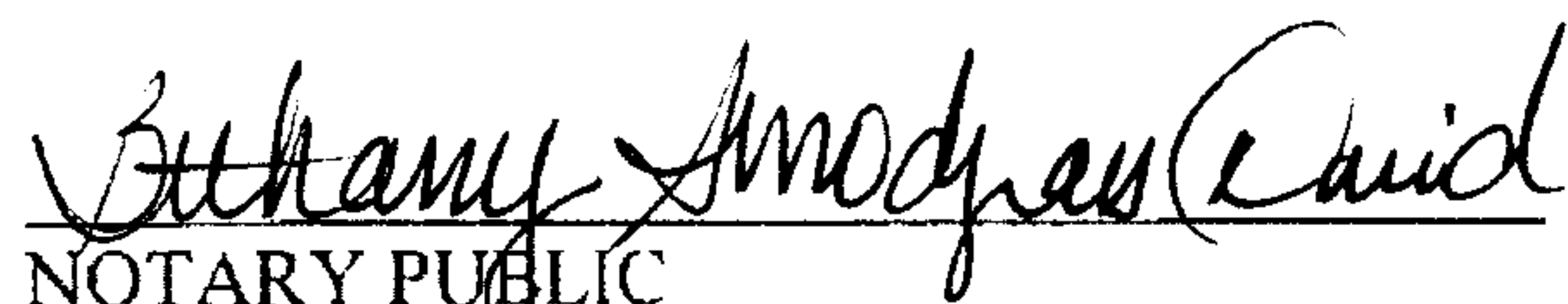


SHELBY FARMS, LLC
BY J. R. ADAMS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that SHELBY FARMS, LLC, BY J. R. ADAMS IT AUTHORIZED MEMBER 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, WITH FULL AUTHORITY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, 2016.



NOTARY PUBLIC

MY COMMISSION EXPIRES:
February 8, 2018

My Commission Expires: _____

EXHIBIT "A"

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LEGAL DESCRIPTION

A parcel of land situated in the Southeast one-quarter of Section 31, Township 19 South, Range 2 West Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of said quarter Section and run East along the South line thereof for a distance of 1826.56 feet; thence leaving said South line turn an interior angle to the right of 57 degrees 00 minutes 07 seconds and run in a Northwesterly direction for a distance of 399.97 feet to a point on the Northern most right of way of Oak Mountain Park Road (60' Right of way) said point also being the point of beginning of the property herein described; thence leaving said right of way continue along the last described course for a distance of 139.80 feet; thence turn an interior angle to the left of 92 degrees 28 minutes 35 seconds and run in a Northeasterly direction for a distance of 276.51 feet to a point on the Southern-most right of way of Bishop Circle (50 ROW), said point also being on a curve turning to the left, said curve having a radius of 50.00 feet, a central angle of 111 degrees 35 minutes 09 seconds, a chord distance of 82.70 feet, and interior angle to the left to chord of 117 degrees 09 minutes 00 seconds; thence run along the arc of said curve and along said right of way for a distance of 97.38 feet; thence leaving said right of way turn an interior angle to the left from chord of 110 degrees 22 minutes 43 seconds and run in a Southerly direction for a distance of 280.69 feet to a point on the aforementioned right of way of Oak Mountain Park Road; thence turn an interior angle to the left of 85 degrees 19 minutes 24 seconds and run in a Southwesterly direction along said right of way for a distance of 192.27 feet to the point of beginning. Situated in Shelby County, Alabama.

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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: SHELBY FARMS, LLC
Mailing Address: 122 BISHOP CIRCLE
PELHAM, AL 35124

Grantee's Name: PARKWOOD PROPERTIES, LLC
Mailing Address: 3978 PARKWOOD ROAD
BESSEMER, AL 35022

Property Address: 120 BISHOP CIRCLE
PELHAM, AL 35124

Date of Sale: May 4th, 2016
Total Purchase Price: (\$150,000.00)
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
☐ Appraisal	☐ Other Tax Assessment
☐ Sales Contract	
☒ 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: 5/4/16
____ Unattested

Print: Laura L. Barnes, Closing Attorney
Sign _____
Grantor/Grantee/Owner/Agent) (circle one)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/09/2016 04:03:54 PM
\$24.00 CHERRY
20160509000157100

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official stamp area.