

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Atkinson Holdings, LLC
494 Holly Ridge
Dadeville, AL 36853

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED


KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Eighty Six Thousand Five Hundred and No/100 Dollars (\$186,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Carey L. Atkinson, an unmarried man**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Atkinson Holdings, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

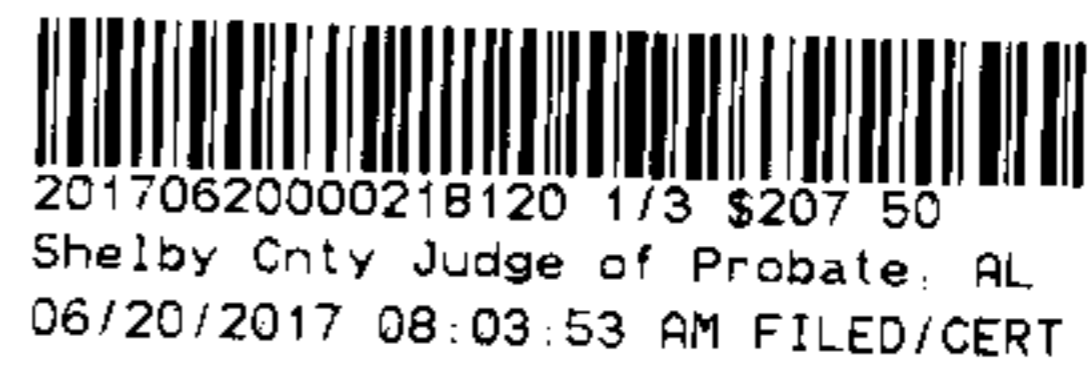
The preparer of this instrument makes no representation as to the status of the title conveyed herein. Legal description provided by grantor. No title search performed nor requested.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns, forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 15th day of June, 2017.



Carey L. Atkinson

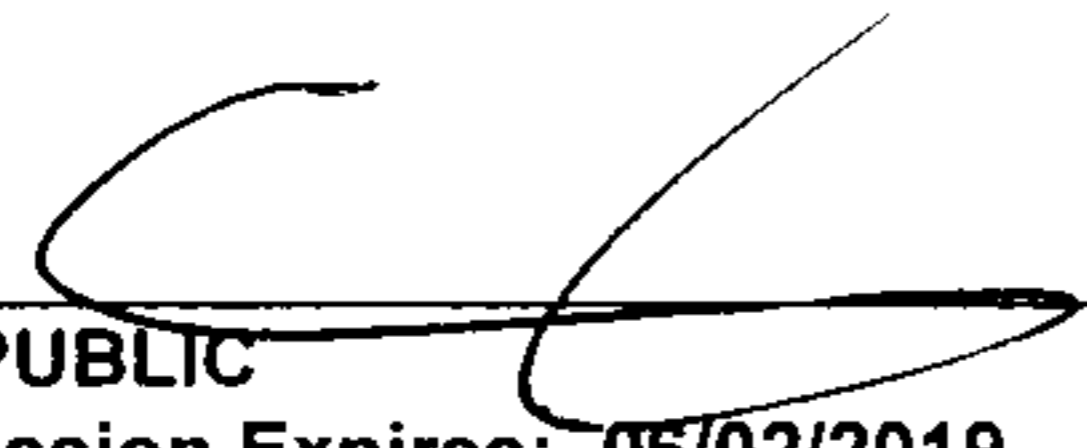


Shelby County, AL 06/20/2017
State of Alabama
Deed Tax: \$186.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Carey L. Atkinson, an unmarried man, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of June, 2017.



NOTARY PUBLIC
My Commission Expires: 06/02/2019



EXHIBIT "A"

Lot 133A, according to the Final Plat of the Residential Subdivision Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Taxes and assessments for the year 2017 and subsequent years and not yet due and payable; (2) Building Line(s) Easement(s) Restrictions as shown on recorded map; (3) Easement to Alabama Power Company recorded in Real 365, Page 785; Real 365, Page 819 and Instrument 1994-34517, in the Probate Office of Shelby County, Alabama; (4) Easement to the City of Hoover, as recorded in Instrument 1998-24499 and Real 365, Page 871, in the Probate Office of Shelby County, Alabama; (5) Right of Way granted to Alabama Power Company by Instrument recorded in Deed Volume 306, Page 10; Real 84, Page 298, Real 127, Page 54 and Real 3318, Page 27, in the Probate Office of Shelby County, Alabama; (6) Declaration of Protective Covenants as recorded in Instrument 20050113000020870; Instrument 2005100600052150 and amended by Instrument 200601300000477870, in the Probate Office of Shelby County, Alabama.



20170620000218120 2/3 \$207.50
Shelby Cnty Judge of Probate, AL
06/20/2017 08:03:53 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Carey L. Atkinson

Grantee's Name Atkinson Holdings, LLC

Mailing Address 494 Holly Ridge
Dadeville, AL 36853

Mailing Address 494 Holly Ridge
Dadeville, AL 36853

Property Address 1381 Inverness Cove Drive
Birmingham, AL 35242

Date of Sale June 15, 2017

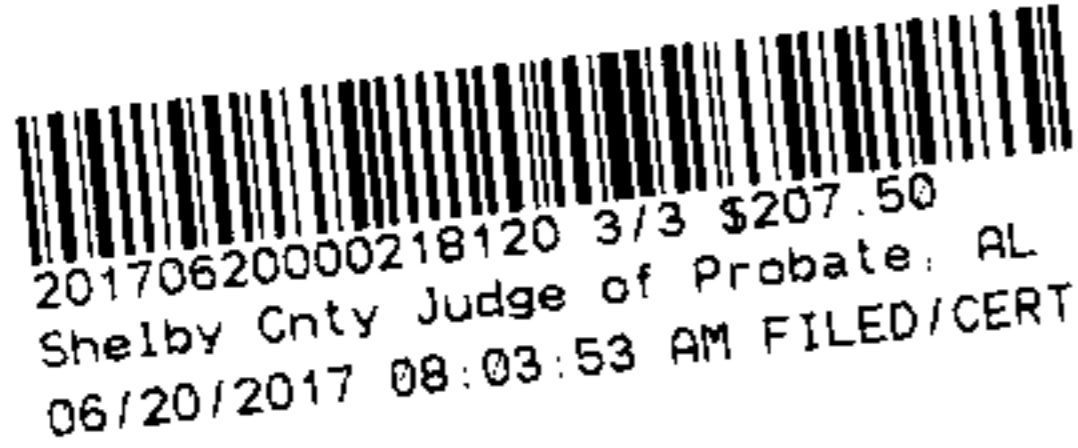
Total Purchase Price \$ _____

or _____

Actual Value \$ 186,500.00

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)

- Bill of Sale
- Sales Contract
- Closing Statement

- Appraisal/ Assessor's Appraised Value
- Other – Deed in Document #20161117000424380

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.

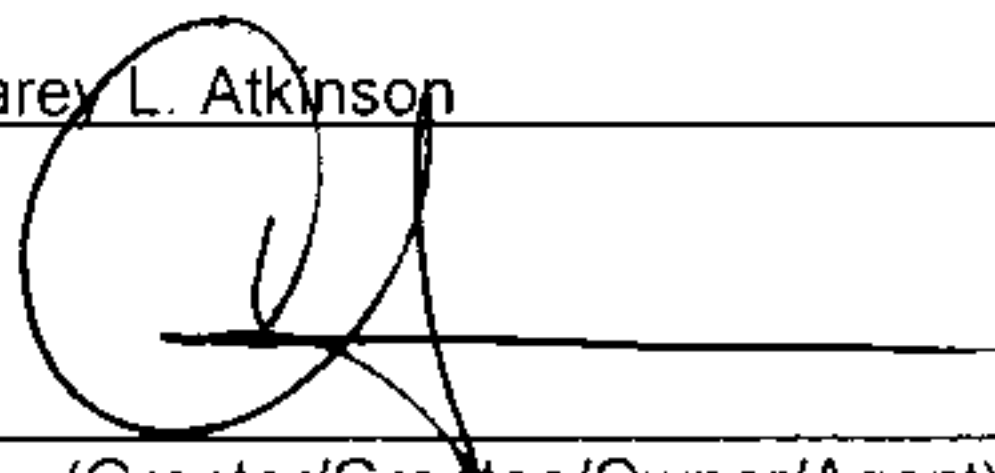
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be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

Date _____

Print Carey L. Atkinson

Unattested
(verified by)

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