

20170407000117980
04/07/2017 09:42:11 AM
DEEDS 1/2

THIS INSTRUMENT PREPARED BY: Law Offices of Jeff W. Parmer, LLC 2204 Lakeshore Drive, Suite 125 Birmingham, Alabama 35209	GRANTEE'S ADDRESS: Sierra Building Company, LLC P.O. Box 612 Helena, AL 35080
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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

This deed is being re-recorded to correct the Page number in the legal description and add the phrase

to the legal description.

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Thirty Eight Thousand and No/100 DOLLARS (\$238,800.00) and other good and valuable consideration, this day in hand paid to the undersigned Willow Glenn, LLC, an Alabama limited liability company (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Sierra Building Company, LLC, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

Shelby
Lots 62, 63, 65, 66, 67, and 68, , according to the Map and Survey of Bent Creek Subdivision, Sector 2, as recorded in ~~Map Book 47, Page 25~~ in the Probate Office of Shelby County, Alabama. **Phase 2

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

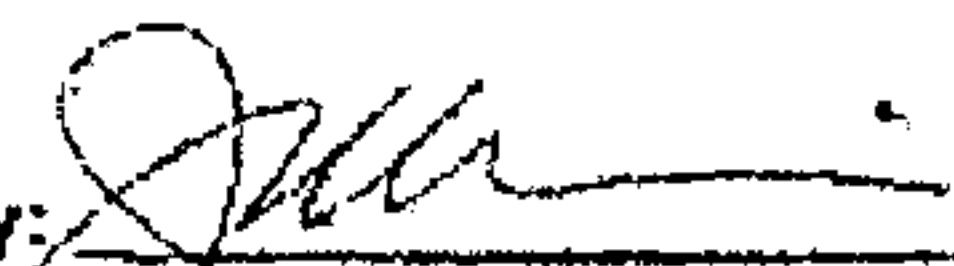
All of the Purchase Price was paid from the proceed of mortgages recorded simultaneously herewith.

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

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

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the 23rd day of March, 2017.

Willow Glenn, LLC, an Alabama limited liability company

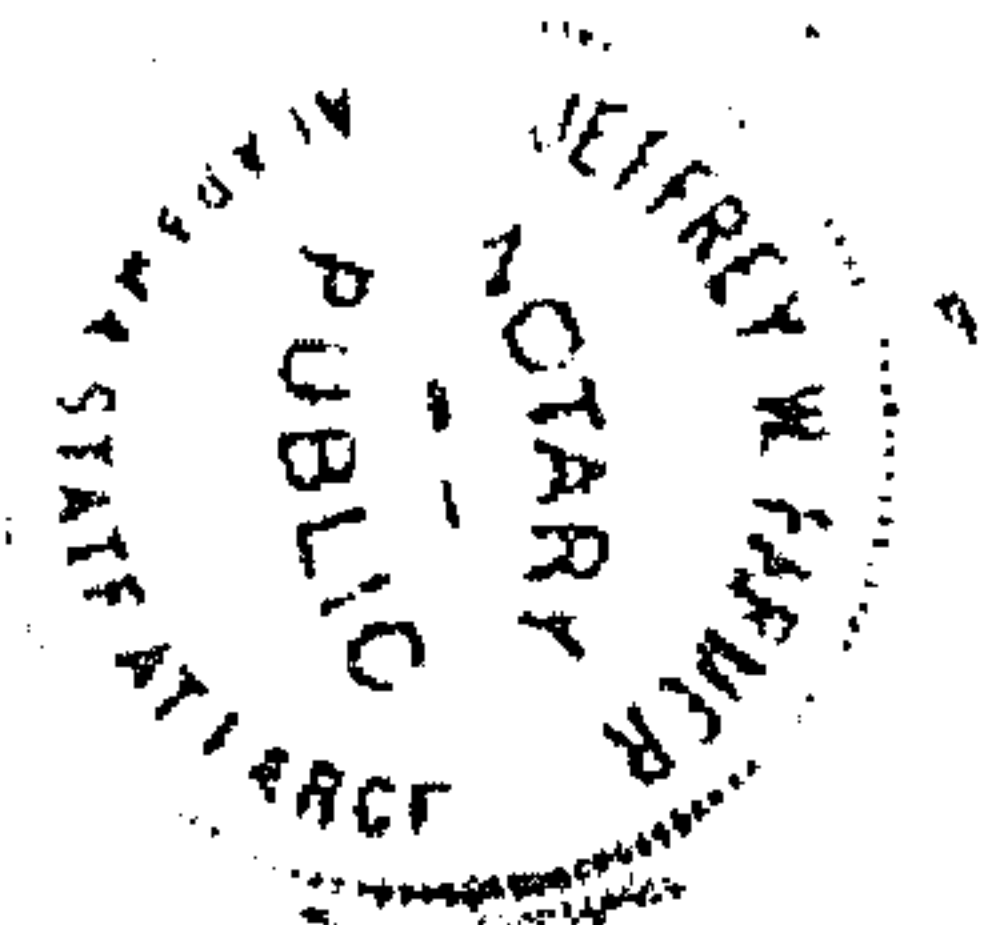
By: 
Joel W. Mulkin, Its Sole Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Joel W. Mulkin, whose name as Sole Member of Willow Glenn, 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, he as such Sole Member and with such authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of March, 2017.


NOTARY PUBLIC - Jeff W. Parmer
My Commission Expires: 9/13/2020



Real Estate Sales Validation Form

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

Grantor's Name	Willow Glenn, LLC	Grantee's Name	Sierra Building Company, LLC
Mailing Address	14 Office Park Circle Suite 280 Birmingham, AL 35220	Mailing Address	P.O. Box 612 Helena, AL 35080
Property Address	Lots 62, 63, 65, 66, 67 and 68 Genl Crack Subdivision, Section 2	Date of Sale	03/24/2017
		Total Purchase Price	\$ 238,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 4/5/17 Print Jeff W. Perné
 Unattested _____ Sign _____
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/14/2017 08:12:24 AM
 \$19.00 CHERRY
 20170714000250810



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/07/2017 09:42:11 AM
 \$19.00 JESSICA
 20170407000117980