

Mail Tax Notice to:

Fresh Air Properties, LLC

517 Oakline Ave
Birmingham, AL 35226

This document prepared by:

Michael M. Partain, Esq.

Attorney at Law

Michael M. Partain, LLC

301 Nineteenth Street North, Suite 501

Birmingham, Alabama 35203

When recorded return to:

Fresh Air Properties, LLC

517 Oakline Drive
Birmingham AL 35226



20170807000283730 1/6 \$330.00
Shelby Cnty Judge of Probate, AL
08/07/2017 09:37:22 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF CHILTON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **Louis Martin Montgomery** and **Melanie Talbot Montgomery** (also known as Melanie Lynne Talbot), adult persons (the "Grantors"), in hand paid by **Fresh Air Properties, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell, and convey unto the Grantee that certain parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and incorporated herein by this reference (the "Property").

The Property does not constitute the homestead of either of the Grantors.

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its successors and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference.

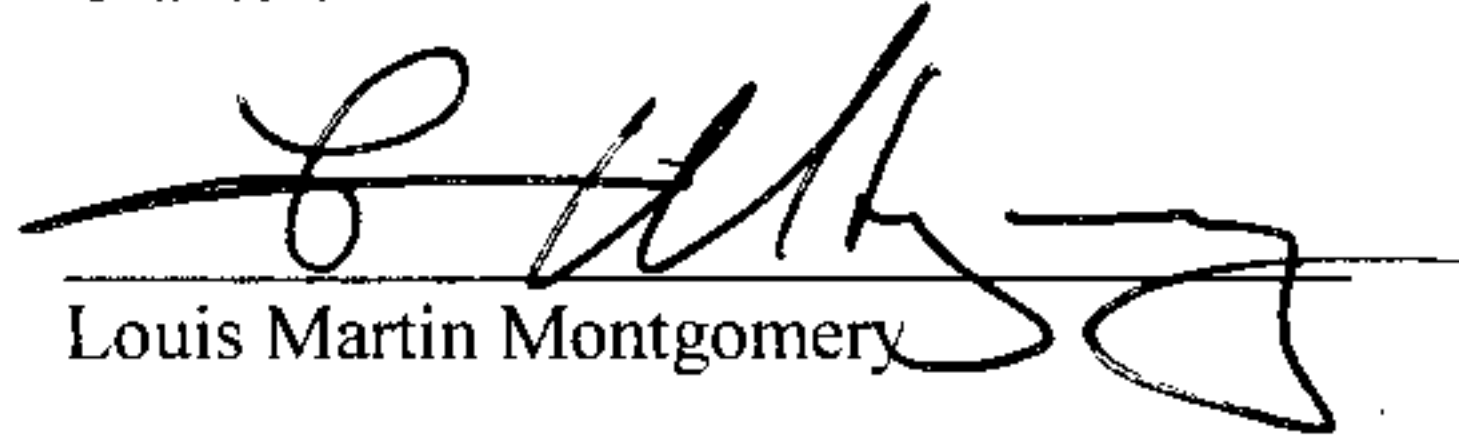
TO HAVE AND TO HOLD unto to the Grantee, its heirs and assigns forever.

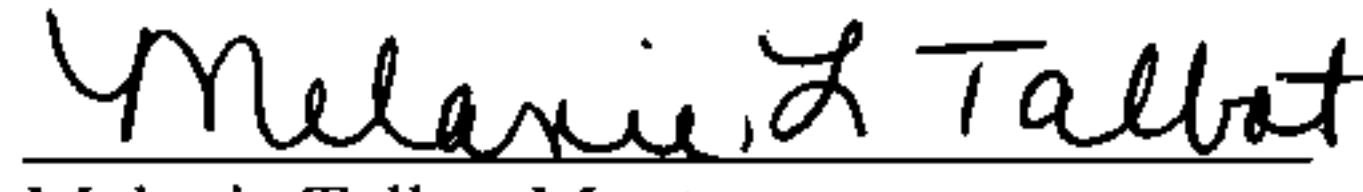
And the Grantors do for themselves and for their heirs and assigns covenant with the Grantee, its successors and assigns, that the Grantors are lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the Property as aforesaid; that the Grantors will and the Grantors' heirs and assigns shall warrant and defend the Property to the Grantee, its successors and assigns, forever, against the lawful claims of all persons.

(Remainder of page intentionally left blank. See following page for signatures.)

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the 27 day of July, 2017.

Grantor:


Louis Martin Montgomery


Melanie Talbot Montgomery
(also known as Melanie Lynne Talbot)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


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I, the undersigned, a Notary Public in and for the State and County certify that **Louis Martin Montgomery**, an adult person, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument he did execute the same voluntarily on the day and year the same bears date.

Given under my hand and official seal on this 27th day of July, 2017.

{NOTORIAL SEAL}


Notary Public
My commission expires: 1-31-2021

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State and County certify that **Melanie Talbot Montgomery** (also known as Melanie Lynne Talbot), an adult person, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument she did execute the same voluntarily on the day and year the same bears date.

Given under my hand and official seal on this 27th day of July, 2017.

{NOTORIAL SEAL}


Notary Public
My commission expires: 1-31-2021

EXHIBIT A

Legal Description

The East ½ of the Southeast ¼ of Section 25, Township 21 South, Range 5 West, being situated in Shelby County, Alabama.



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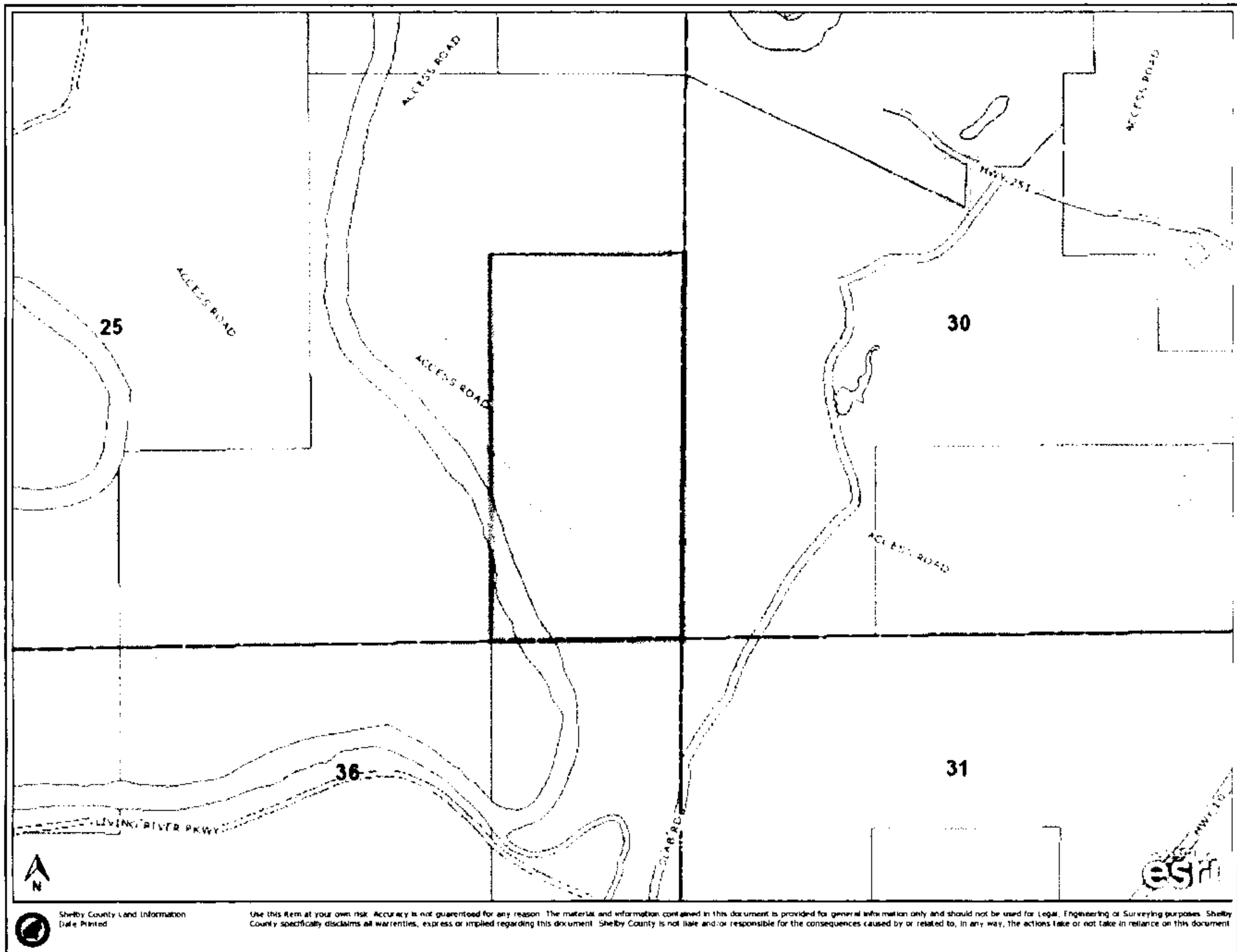
EXHIBIT B

Permitted Encumbrances

1. Taxes due in the year of 2017, a lien, but not yet payable, until October 1, 2017.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Property or that may be asserted by persons in possession of the Property.
4. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
5. The rights of upstream and downstream riparian owners with respect to any creeks or streams traversing subject property.
6. Easements and restrictions as recorded in Deed Book 328, Page 781, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and all rights incidental thereto as recorded in Deed Book 328, Page 781, in said Probate Office.


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Subject property depicted in the tax assessors map below



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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 Louis Martin Montgoemry
Mailing Address Melanie Talbot Montgomery
2419 Vestavia Drive
Birmingham, Alabama 35216

Grantee's Name Fresh Air Properties, LLC
Mailing Address 517 Oakline Dr
Birmingham, AL 35226

Property Address See Exhibit A of deed attached hereto.

Date of Sale July 27, 2017

Total Purchase Price \$ 300,000.00

or

Actual Value \$

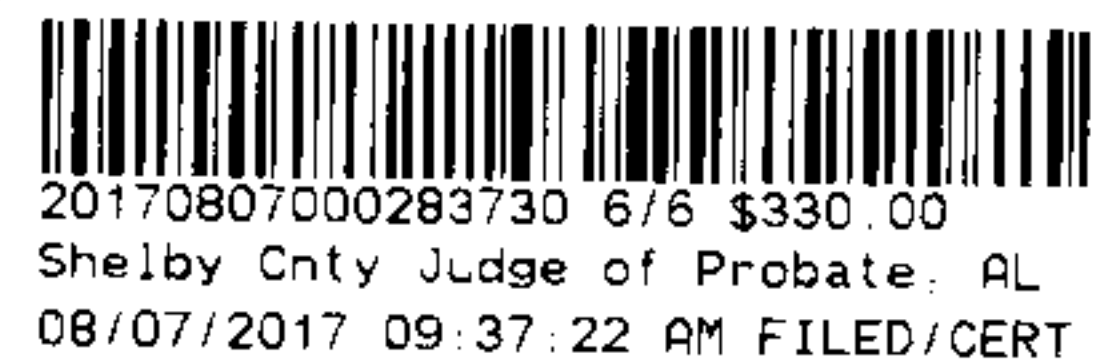
or

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other



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 7-27-17

Print Melanie L Talbot

Unattested

Sign Melanie L Talbot

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1