


SEND TAX NOTICE TO:  
Grand Oak Investment, LLC  
PO Box 824  
Helena AL 35080

  
20170927000350580 1/4 \$134.00  
Shelby Cnty Judge of Probate, AL  
09/27/2017 08:59:10 AM FILED/CERT

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**STATUTORY WARRANTY DEED**

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STATE OF ALABAMA  
COUNTY OF JEFFERSON

Know all men by these presents: That in consideration of One Hundred Ten Thousand and NO/100 (\$110,000) to the undersigned Alamerica Bank (hereinafter referred to as "Grantor") by Grand Oak Investments LLC (hereinafter referred to as "Grantees"), the receipt of which is hereby acknowledged, grantor does, by these presents hereby grant, bargain, sell and convey unto grantee in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

TO HAVE AND TO HOLD to the said grantee, his, heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described here in since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this 13<sup>th</sup> day of September, 2017.

Shelby County, AL 09/27/2017  
State of Alabama  
Deed Tax: \$110.00

Alamerica Bank



BY: Matt Rockett

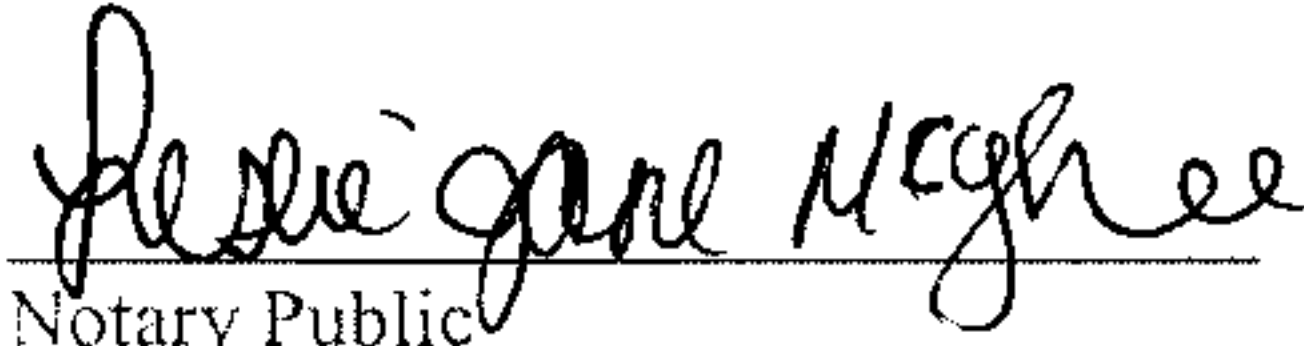
ITS: Executive Vice President

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Matt Rockett, whose name as Executive Vice President of Alamerica Bank 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

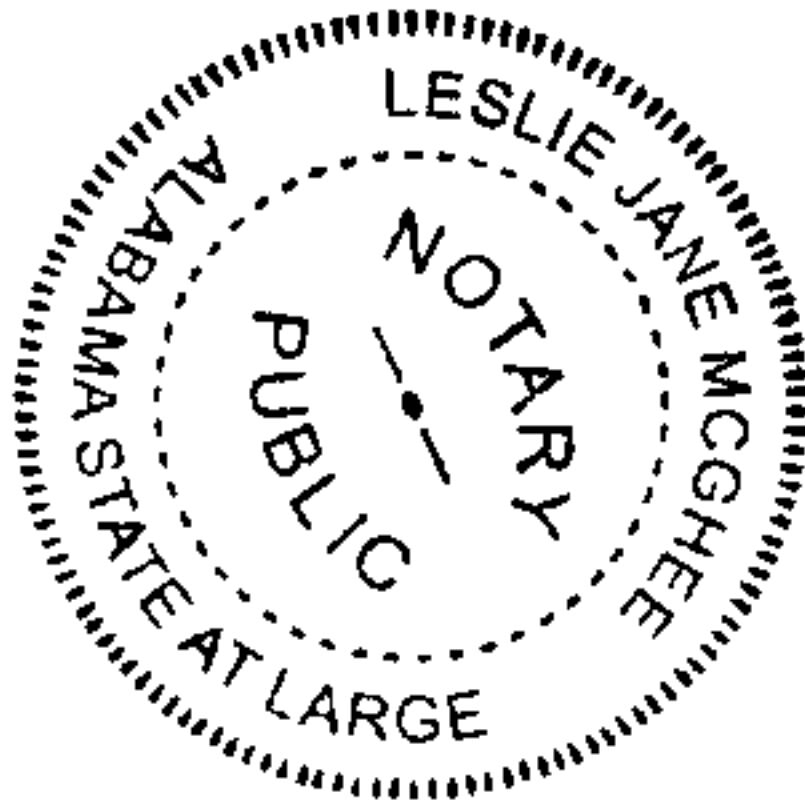
Given under my hand and official seal, this the 13<sup>th</sup> day of September, 2017.



Notary Public

My Commission Expires: 8/3/2021

Prepared by:  
Parker Law Firm, LLC  
Jeremy Lee Parker  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216



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Exhibit "A"

Parcel I

Lot 1, according to the Survey of Resurvey of Old Town Market Place, as recorded in Map Book 38, Page 130, in the Probate Office of Shelby County, Alabama.

Parcel II

Lots 3B1, 3B2, 3B3, 3B4, 3B5, 3B6, according to the Survey of Final Plat Resurvey No. 2 of Old Town Market Place, as recorded in Map Book 46, Page 93, in the Probate Office of Shelby County, Alabama.

Parcel III

Begin at the SE most corner of a resurvey of Old Town Market Place as recorded in Map Book 38, Page 130, in the Office of the Judge of Probate, Shelby County, Alabama, thence N 87°31'26" W for a distance of 18.78 feet, thence N 87°08'47" W for a distance of 11.27 to the point of a curve to the right having a radius of 1475.00' said curve having a chord distance of 72.53' with a chord bearing of N 85°44'15" W, follow along the arc of said curve for a distance of 72.54', thence N 84°19'43" W for a distance of 181.93', thence N 5°40'17" E for a distance of 99.29', thence N 84°19'49" W for a distance of 162.30', thence N 6°44'12" E for a distance of 43.79', thence S 53°45'10" E for a distance of 11.21', thence S 75°07'39" E for a distance of 25.36', thence S 64°55'18" E for a distance of 19.88', thence S 60°34'42" E for a distance of 17.15', thence S 77°00'30" E for a distance of 15.33', thence S 84°17'27" E for a distance of 26.95', thence S 82°52'36" E for a distance of 15.44', thence S 85°05'17" E for a distance of 49.53', thence N 77°28'27" E for a distance of 14.07', thence N 84°49'31" E for a distance of 19.25', thence N 48°57'07" E for a distance of 142.30', thence N 59°08'10" E for a distance of 50.13', thence N 52°38'53" E for a distance of 49.87', thence N 39°03'10" E for a distance of 3.57', thence S 3°18'44" E for a distance of 297.94' to the point of beginning.



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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 Alamerica Bank Mailing Address 2170 Highland Ave S Ste 150 Birmingham AL 35205	Grantee's Name Grand Oak Investments LLC Mailing Address PO Box 824 Helena AL 35080
Property Address 45 Lake Davidson Lane Helena AL 35080	Date of Sale September 15, 2017 Total Purchase Price \$110,000.00 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                      ☐ 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.

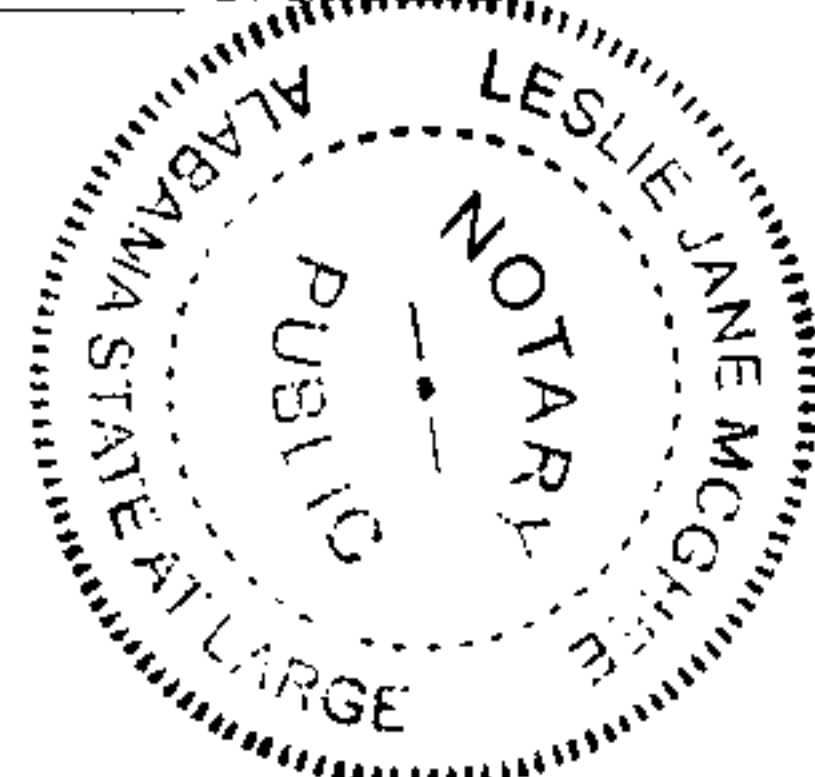
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: September 15, 2017

Unattested



*Helene M. Shee*  
(verified by)

Print *Alamerica Bank*  
*Matt Rockett*

Sign: *[Signature]*  
Grantor/Grantee/Owner/Agent (circle one)  
Form RT-1

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