

20180222000056610 1/3 \$173.00
Shelby Cnty Judge of Probate, AL
02/22/2018 11:31:06 AM FILED/CERT

Send Tax Notice To:
Showtime Properties, LLC
171 Big Rock Drive
Calera, Alabama 35040

General Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF ONE HUNDRED FIFTY-TWO THOUSAND and No/100 DOLLARS (\$152,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **BILLY F. FRANKLIN, an unmarried man** (herein referred to as Grantor), does grant, bargain, sell and convey unto **SHOWTIME PROPERTIES, LLC, an Alabama limited liability company**, (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

**LOTS 9 and 10, in Block 81, according to J.H. Dunstan's Map
of the Town of Calera, Alabama, recorded in Map Book 0, Page 1,
in the Office of the Judge of Probate of Shelby County, Alabama**

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2018 and subsequent years not yet due and payable;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights;
3. Permits, restrictions, easements and rights of way of record; and
4. Any and all matters of record;

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 .

Grantor, for himself, his successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **SHOWTIME PROPERTIES, LLC**, its successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.

Shelby County: AL 02/22/2018
State of Alabama
Deed Tax: \$152.00

6th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the
day of February 2018.

BILLY F. FRANKLIN

Billy F. Franklin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, BILLY F. FRANKLIN, 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, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 6th day of February, 2018.

[Signature]
Notary Public
My commission expires: 5-13-2019


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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 Billy F. Franklin
Mailing Address 171 Big Rock Drive
Calera, Alabama 35040

Grantee's Name Showtime Properties, LLC
Mailing Address 171 Big Rock Drive
Calera, Alabama 35040

Property Address Lots 9 and 10
Block 81, Dunstan's Map
Calera, Alabama

Date of Sale February 6, 2018
Total Purchase Price \$ 152,000.00
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 2/6/2018

Print Billy F. Franklin

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

ified by)

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Form RT-1