



20180406000114930 1/2 \$222.00
 Shelby Cnty Judge of Probate, AL
 04/06/2018 10:14:33 AM FILED/CERT

STATE OF ALABAMA)
 COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Three Thousand Seven Hundred and 00/100 {\$203,700.00}**, and other good and valuable consideration, this day in hand paid to the undersigned **Gulfco of Alabama, LLC, an Alabama limited liability company** (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, **Charles Coleman**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 47-A, according to the Survey of Chelsea Ridge Estates, 1st Sector, as recorded in Map Book 35, page 150, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2018 and subsequent years not yet due and payable. Existing covenants and restrictions, easements, building lines and limitations of record.

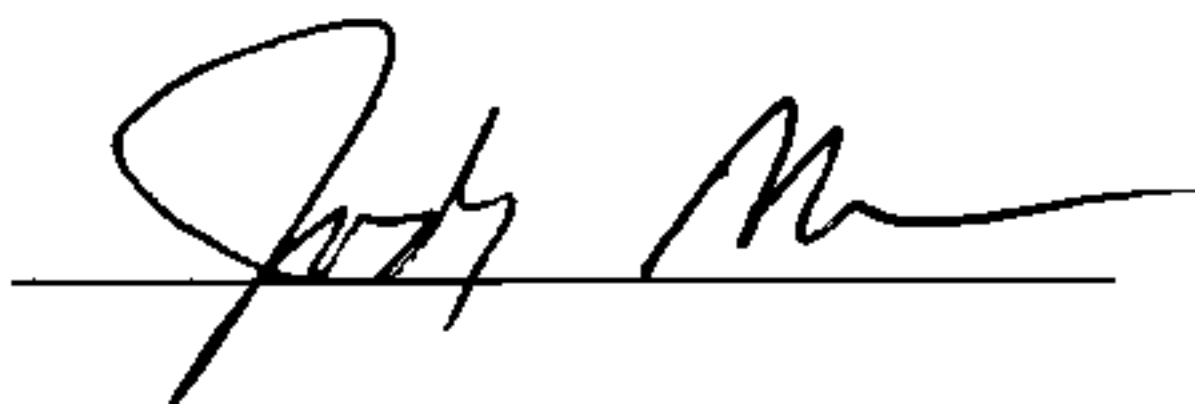
This instrument is executed as required by the Articles of Organization and Operating Agreement of said limited liability company and same have not been modified or amended.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized member hereunto set its hand and seal this the 31st day of **March, 2018**.

Gulfco of Alabama LLC



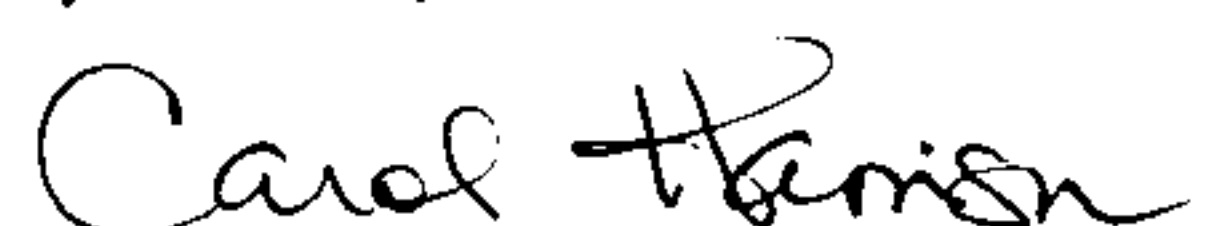
STATE OF Mississippi)
 COUNTY OF Rankin)



Shelby County, AL 04/06/2018
 State of Alabama
 Deed Tax: \$204.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Joseph D. Macon, whose name as Vice President of **Gulfco of Alabama LLC, an Alabama limited liability company**, 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 the Instrument, he as such member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS HEREOF, I have hereunto set my hand and seal this the 30 day of March, 2018



Real Estate Sales Validation Form

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

Grantor's Name Gulfco of Alabama, LLC

Grantee's Name

Charles Coleman

Mailing Address P.O. Box 320001

2046 Chelsea Ridge Drive

Flowood, MS 39232

Mailing Address

Columbiana, AL 35051

Property Address 2046 Chelsea Ridge Drive
Columbiana AL 35051

Total Purchase Price \$203,700.00 -----

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- Tax assessor's market value

☒ Deed

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. March 30, 2018

____ Unattested Sign, _____
(verified by)

Gulfco of Alabama LLC

By: Joseph D. Macon, Vice President

Grantor



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