

20180507000155340
05/07/2018 02:14:07 PM
DEEDS 1/3

Grantor: EvaBank 1710 Cherokee Ave. SW Cullman, AL 35055	Property Address: 4836 Indian Valley RoadBirmingham, AL 35244
Grantee: Crimson Blue, LLC 7405 Brandon Allen Ave. Raleigh, NC 27613	PARCEL ID# 22-00-26-2-013-007.000
	Date of Sale: March 30, 2018 April 30, 2018
	Total Purchase Price: \$186,000.00 \$185,500.00
	Purchase Price Verification: See deed below

THIS INSTRUMENT WAS PREPARED BY:
Dewayne N. Morris, Attorney at Law
2131 Third Avenue North, Birmingham, Alabama 35203

SEND TAX
Crimson Blue, LLC
7405 Brandon Allen Ave.
Raleigh, NC 27613

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 : **KNOW ALL MEN BY THESE PRESENTS,**
SHELBY COUNTY)

That in consideration of ~~One Hundred Eighty-Six Thousand and no/100 (\$186,000.00)~~ **One hundred Eighty-Five Five Hundrer and 00/100 (\$185,500.00)** Dollars, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **EvaBank, an Alabama bank**, (herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto **Crimson Blue, LLC**, (herein referred to as Grantee) the following described real estate, situated in Shelby County, Alabama:

Lot 1, Block 4, according to the Survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to matters of survey and other matters of record, if any.

This conveyance is made subject to rights of redemption by virtue of that certain mortgage foreclosure deed dated February 14, 2018, which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, which right of redemption shall expire February 14, 2019.

TO HAVE AND TO HOLD, to the said Grantee it successors and assigns forever.

IN WITNESS WHEREOF, EvaBank, an Alabama bank, by Kelly J. Meade, Special Asset

Manager who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30 day of April, 2018.

EVABANK

By:

Kelly J. Meade
Kelly J. Meade, Special Asset Manager

STATE OF ALABAMA)

COUNTY OF CULLMAN)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Kelly J. Meade, whose name as Special Asset Manager of EvaBank 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of EvaBank.

Given under my hand and official seal, this the 30 day of April, 2018.

Connie M. Bates

NOTARY PUBLIC

My Commission Expires: 9-16-19

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Evabank

Grantee's Name Crimson Blue, LLC

Mailing Address 1710 Cherokee Ave SW
Cullman, Alabama 35055

Mailing Address 7405 Brandon Allen Ave
Raleigh, North Carolina 27613

Property Address 4836 Indian Valley Road,
Birmingham, Alabama 35244

Date of Sale 04/30/2018

Total Purchase Price \$185,500.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 proeprty 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 4/30/18

Print Evabank

Unattested

Connie M. Bates
(verified by)

Sign

Kelly J. Meade
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/07/2018 02:14:07 PM
S206.50 CHERRY
20180507000155340

James W. Fuhrmeister