

20180611000205310 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/11/2018 12:52:09 PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: Courtyard Manor Homeowner's Association, Inc. 157 Resource Center Parkway Suite 109 Birmingham, AL 35242
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STATE OF ALABAMA)
COUNTY OF SHELBY) **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **To Clear Title**, and other good and valuable consideration, this day in hand paid to the undersigned **Little Narrows, 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, **Courtyard Manor Homeowners' Association, Inc., an Alabama non-profit corporation**, (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:

Common Area "A", Common Area "B" and Common Area, all as shown on and according to the Survey of Courtyard Manor, as recorded in Map Book 35, Page 144 A and B, in the Probate Office of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
Existing covenants and restrictions, easements, building lines and limitations of record.

This deed is given to clear title to the common areas described in Map Book 35, Page 144 A and B.

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, in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S, successors and assigns, 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 successors and assigns, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized Member hereunto set its hand and seal this the 5th day of March, 2018.

Little Narrows, LLC,
an Alabama limited liability company
by its member
International Investments, LLC,
an Alabama limited liability company

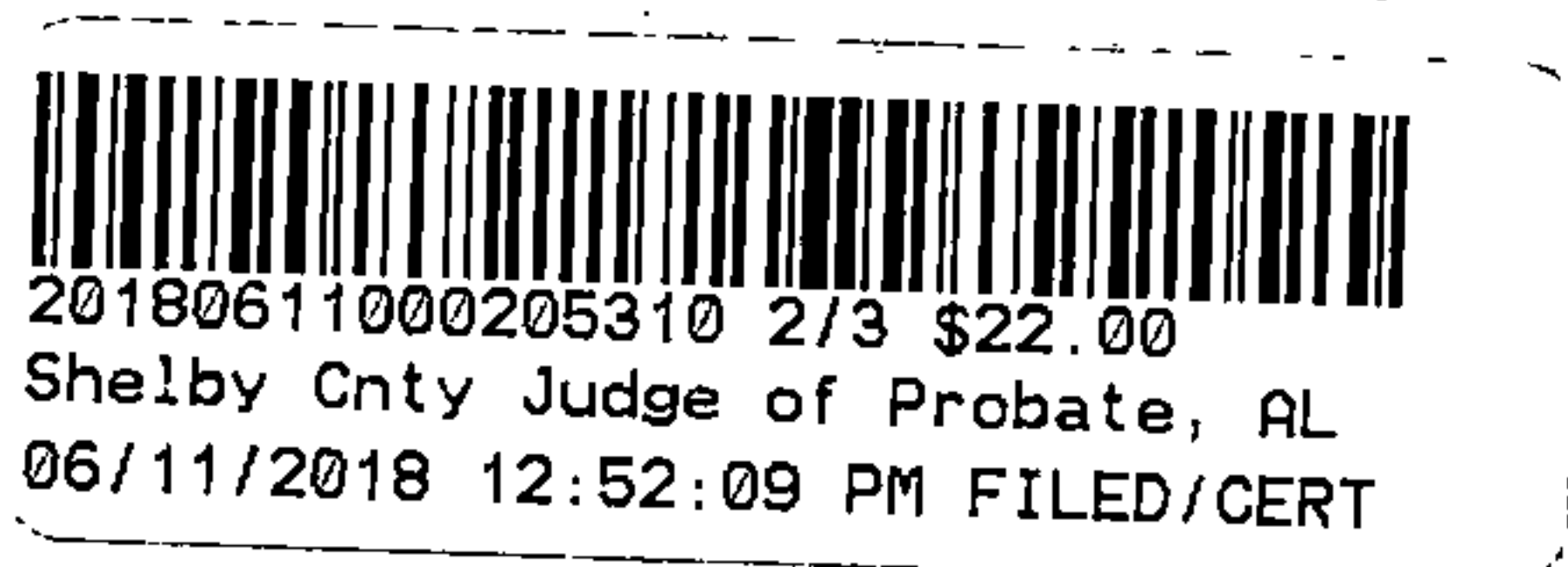
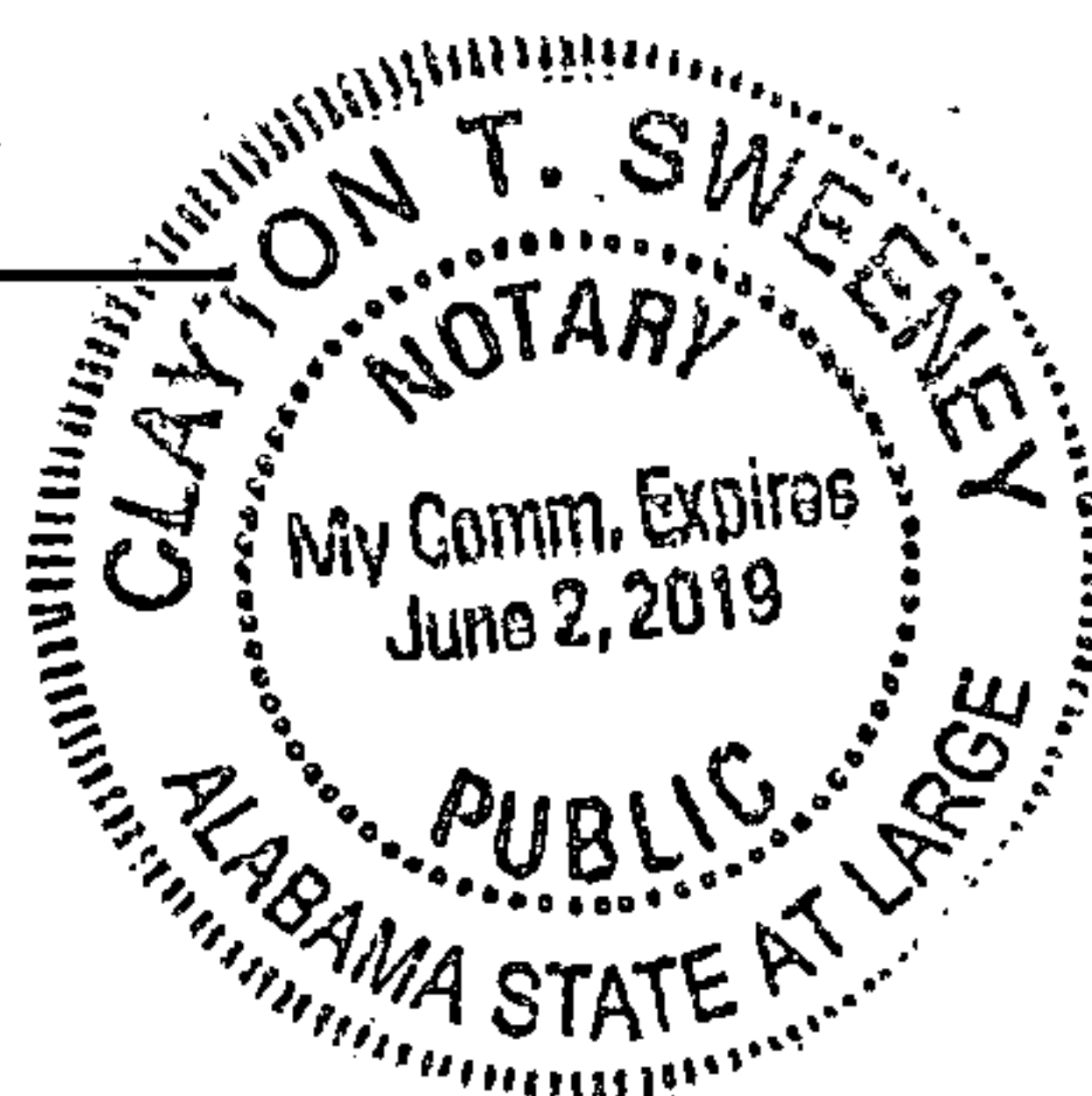
By: 
Issac David, Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Issac David, whose name as Manager of International Investments, LLC, an Alabama limited liability company acting in its capacity as member of Little Narrows, LLC, an Alabama limited liability company, 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 Instrument, he, in his capacity as such Manager, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as such member of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of March, 2018.


NOTARY PUBLIC
My Commission Expires: 6/2/2019



Real Estate Sales Validation Form

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

Grantor's Name	Little Narrows, LLC	Grantee's Name	Courtyard Manor Homeowners' Association, Inc.
Mailing Address	P.O. Box 381131 Birmingham, AL 35238	Mailing Address	P.O. Box 272 Chelsea, AL 35043
Property Address	Common Area "A", Common Area "B" and Common Area Map Book 35 Page 144 A & B	Date of Sale	March 5, 2018
		Total Purchase Price	\$ To Clear Title
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other - Tax assessor's market value |
| <input type="checkbox"/> Closing Statement | <input checked="" type="checkbox"/> Deed - to Clear Title for record plat |

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 3-5-18

Print Clayton T. Sweeney, Attorney at Law

Unattested Sign _____
(verified by)

(Grantor/Grantee/Owner/Agent circle one)