

20180627000229580
06/27/2018 02:24:35 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Rising Tide Homes, LLC
9 Office Park Cir #215
Birmingham, AL 35223

WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **Eighty-One Thousand Seven Hundred Fifty and NO/100 Dollars (\$81,750.00)** to the undersigned, **Gateway Group Enterprises, Inc., an Alabama Corporation**, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, sell, bargain and convey unto **Rising Tide Homes, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee), the following described real estate, situated in **Jefferson County, Alabama** to wit:

Commence at the Southwest corner of the Southeast 1/4 of the Southeast 114, Section 34, Township 20 South, Range 3 West, and run along said 1/4-1/4 line North 88 degrees 47 minutes East 315 feet; thence North 2 degrees West 449.5 feet; thence South 88 degrees 47 minutes West 15 feet; thence North 2 degrees West 407 feet to the point of beginning of the lot herein described; thence continue along the same said course, in the same said course, in the same direction, a distance of 137 feet to the South right of way line of the Alabaster and Helena Road; thence run in a Westerly direction along the South boundary of said right of way line of the Alabaster and Helena Road a distance of 117 feet; thence run in a Southerly direction parallel with the East boundary of the lot herein described a distance of 137 feet to a point; thence run in an Easterly direction to the point of beginning; being situated in **Shelby County, Alabama**.

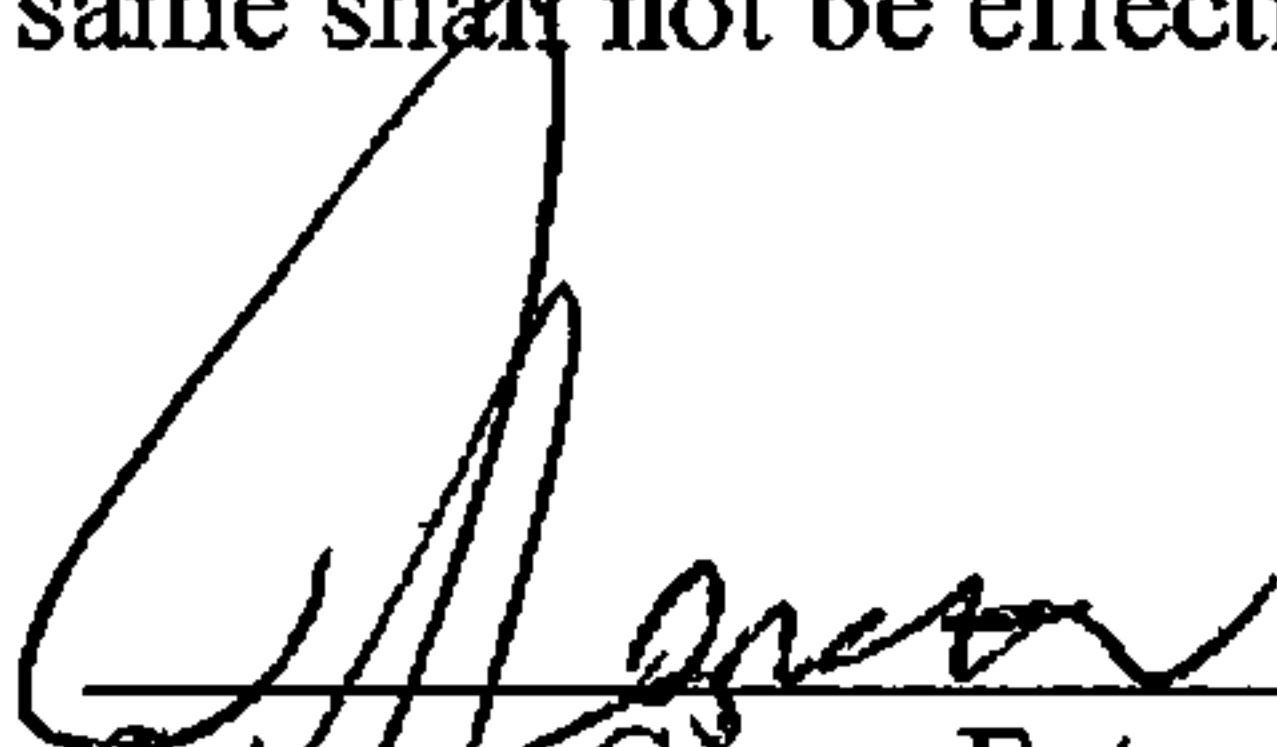
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

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 Grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

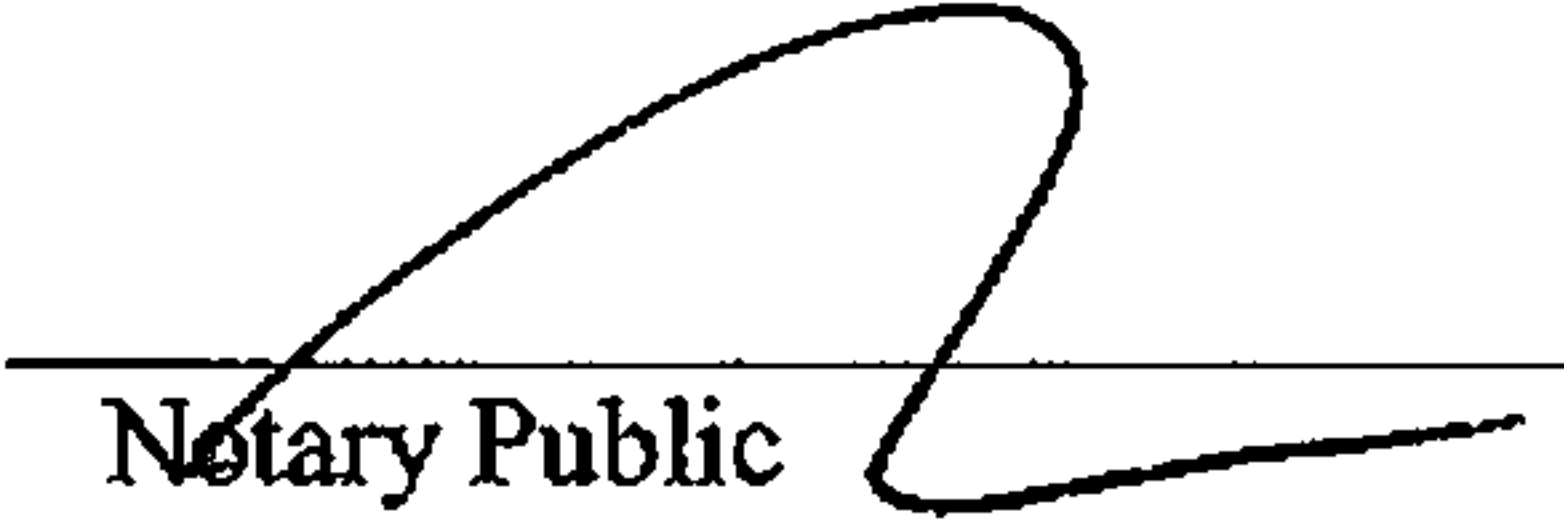
IN WITNESS WHEREOF, the said GRANTOR, by its Director, Jason Hollon, who is authorized to execute this conveyance, has hereto set his signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 26th day of June, 2018.

 (SEAL)
Gateway Group Enterprises, Inc., an Alabama
Corporation
By: Jason Hollon
Its: Director

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jason Hollon**, whose name as **Director of Gateway Group Enterprises, Inc.**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Director and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 26th day of June, 2018.


Notary Public
My commission expires:

Real Estate Sales Validation Form

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

Grantor's Name Gateway Group LLC
 Mailing Address 270 Doug Baker Blvd
700-276
Bham AL 35242

Grantee's Name Rising Tide Homes LLC
 Mailing Address 9 Office Park Cir
215
Bham AL 35223

Property Address 100 14th ST SW
Alabaster AL 35007

Date of Sale 6-26-18Total Purchase Price \$ 77,500

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/27/2018 02:24:35 PM
 \$103.00 CHERRY
 20180627000229580

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 6-26-18

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one