

20180702000235110
07/02/2018 02:40:40 PM
DEEDS 1/3

SEND TAX NOTICE TO:
LUMA REALTY – MONTEVALLO LLC
Attention: John S. Poczatek, DMD
5751 Pocahontas Road, Suite A
Bessemer, AL 35022

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

THIS INDENTURE, Made and entered into on this the 27 day June, 2018, by and between WEEN PROPERTIES, LLC, an Alabama limited liability company, Grantor, and LUMA REALTY – MONTEVALLO LLC, an Alabama limited liability company, Grantee.

WITNESSETH: That for and in consideration of the sum of Four Hundred Ten Thousand and No/100 Dollars (\$410,000.00), and other good and valuable consideration, in hand paid by said Grantee unto said Grantor, the receipt of which sum of money is hereby acknowledged, the said Grantor has bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto the said LUMA REALTY – MONTEVALLO LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the Southeast corner of Lot 8 of Storr's & Troy's Addition to the Town of Montevallo, according to the survey and map recorded in Map Book 3 Page 3 in the Office of the Judge of Probate of Shelby County, Alabama and run thence South 58 degrees 42 minutes 36 seconds West along the South line of said Lot 8 a distance of 86.37 feet to a set rebar corner; thence run North 31 degrees 50 minutes 13 seconds West a distance of 158.89 feet to a set rebar corner on the Southerly margin of Main Street in the Town of Montevallo, Alabama; thence run North 59 degrees 13 minutes 12 seconds East along said margin of said street a distance of 86.60 feet to a set rebar corner; thence run South 31 degrees 45 minutes 30 seconds East a distance of 158.12 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: 1. Taxes and assessments for the year 2018, and subsequent years, not yet due and payable, and 2 Any mineral or mineral rights leased, granted or retained by current or prior owners.


SOURCE OF TITLE: Being the same property conveyed via Quitclaim Deed to WEEN PROPERTIES, LLC, by Benjamin Alan Crunk and wife, April K. Crunk, dated June 22, 2006 and recorded June 30, 2006 as Instrument Number 20060630000316300, in said Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD said real estate, together with the tenements and appurtenances thereunto belonging or otherwise appertaining, unto the said LUMA REALTY – MONTEVALLO LLC, its successors and assigns.

And Grantor does for itself, and its successors, and assigns, covenant with Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property subject to the encumbrances identified herein, and that Grantor and its successors and assigns shall warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantor.

IN WITNESS WHEREOF, the undersigned WEEN PROPERTIES, LLC has caused its name to be hereunto signed by April K. Crunk, its Authorized Member, with full authority in the premises on this the day and year first hereinabove written.

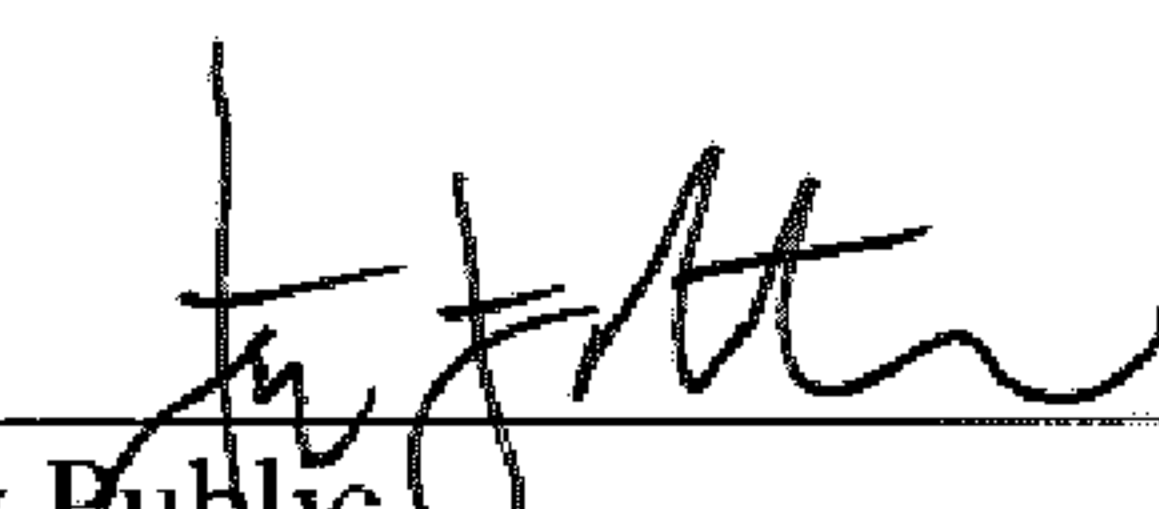
WEEN PROPERTIES, LLC


APRIL K. CRUNK, Its Authorized Member

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that APRIL K. CRUNK, whose name as Authorized Member of WEEN PROPERTIES, LLC, 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 said conveyance she, as such officer, executed the same for and as the act of said LLC, with full authority in the premises.

Given under my hand and seal of office this the 27th day of June, 2018.


Notary Public
My Commission Expires: 7-17-2018

Instrument prepared by:
Jon J Rutledge, LLC
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
PH 205.795.2088

Real Estate Sales Validation Form

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

Grantor's Name Wren Properties, LLC
 Mailing Address Attn: April K. Crunk
163 Valley View Lane
Indian Springs, AL 35124

Grantee's Name Luna Realty - Monteville LLC
 Mailing Address Attn: John S. Poczatek
5751 Peachon Hills Rd, Suite 1
Bessemer, AL 35022

Property Address 980 Main St.
Monteville, AL 35115

Date of Sale 6-27-2018Total Purchase Price \$ 410,000.

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 6-27-18

Print

John S. Poczatek

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/02/2018 02:40:40 PM
 \$22.00 CHERRY
 20180702000235110

[Signature]