

SEND TAX NOTICE TO:
Erik M. Maas and Courtney B. Maas
1416 Hill Spun Rd
Alabaster, Alabama 35007

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180802000274960
08/02/2018 10:01:27 AM
DEEDS 1/3

LIMITED LIABILITY COMPANY FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ~~Jefferson~~ *Shelby*

That in consideration of **Two Hundred Four Thousand Five Hundred dollars & no cents (\$204,500.00)**

To the undersigned grantor, **Lacey Carroll Interiors, LLC**, A limited liability company,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Erik M. Maas and Courtney B. Maas

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, towit:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 49, ACCORDING TO THE SURVEY OF SECOND SECTOR, PORT SOUTH, AS RECORDED IN MAP BOOK 6, PAGE 37, IN THE PROBATE RECORD ROOM, SHELBY COUNTY, FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 21 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 49, FOR 122.55 FEET; THENCE SOUTH 15 DEGREES 27 MINUTES 03 SECONDS WEST FOR 147.73 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 64; THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 12 MINUTES 59 SECONDS AND A RADIUS OF 1602.47 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 62 DEGREES 35 MINUTES 21 SECONDS EAST AND A CHORD DISTANCE OF 313.20 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID RIGHT OF WAY FOR AN ARC DISTANCE OF 313.70 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2, ACCORDING TO THE SURVEY OF KINGWOOD, AS RECORDED IN MAP BOOK 6, PAGE 40, IN THE PROBATE RECORD ROOM, SHELBY COUNTY, ALABAMA; THENCE NORTH 89 DEGREES 52 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, FOR 194.85 FEET TO THE POINT OF BEGINNING.

This property does not constitute the homestead of the Grantor(s).

\$194,275.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 55, page 454.

Right of Way granted to Shelby County, as recorded in Deed Book 271, page 745.

Easement to Plantation Pipeline Company in Deed Book 91, page 231.

Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Book 293, page 334 and Deed Book 320, page 887.

CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
CBT File #1806173

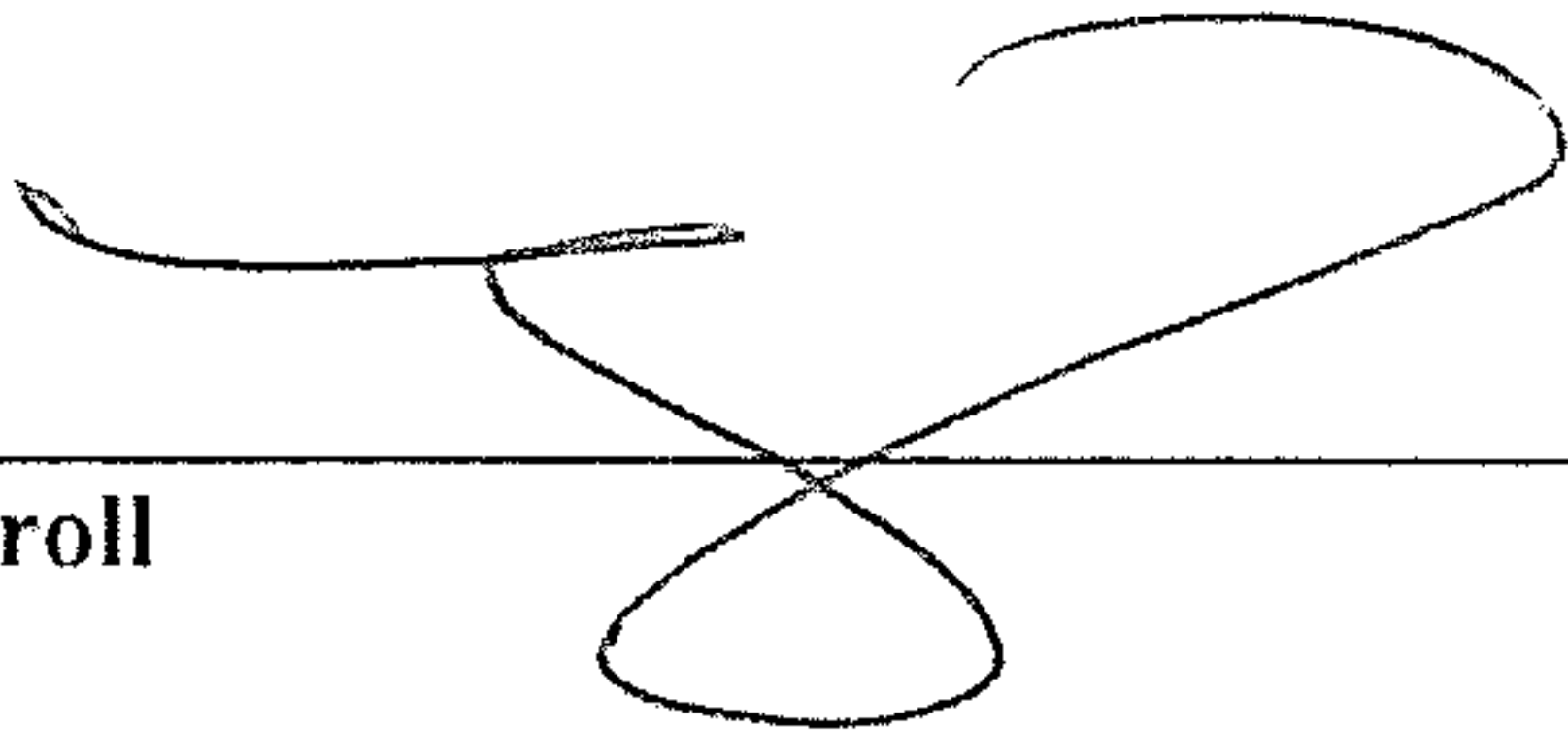
Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Deed Book 317, page 272.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that 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, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Sole Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this July 30, 2018.

ATTEST:

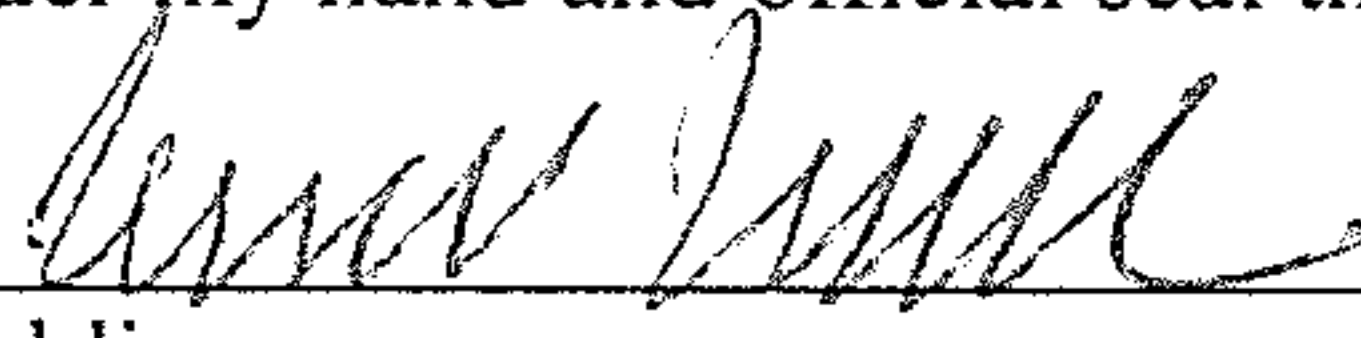
Lacey Carroll Interiors, LLC

By: 
Lacey Carroll

STATE OF
COUNTY OF

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lacey Carroll, whose name as Sole Member, of Lacey Carroll Interiors, LLC, a 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 conveyance, he, (she) as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company

Given under my hand and official seal this July 30, 2018.


Notary Public

My commission expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

20180802000274960 08/02/2018 10:01:27 AM DEEDS 3/3
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 Lacey Carroll Interiors, LLC

Grantee's Name Erik M. Maas and Courtney B. Maas

Mailing Address 448 Park Ave
Hoover, Alabama 35226

Mailing Address 1416 Hill Spun Rd
Alabaster, Alabama 35007

Property Address 1416 Hill Spun Rd
Alabaster, Alabama 35007

Date of Sale 07/30/2018

Total Purchase Price \$204,500.00

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 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 of 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).

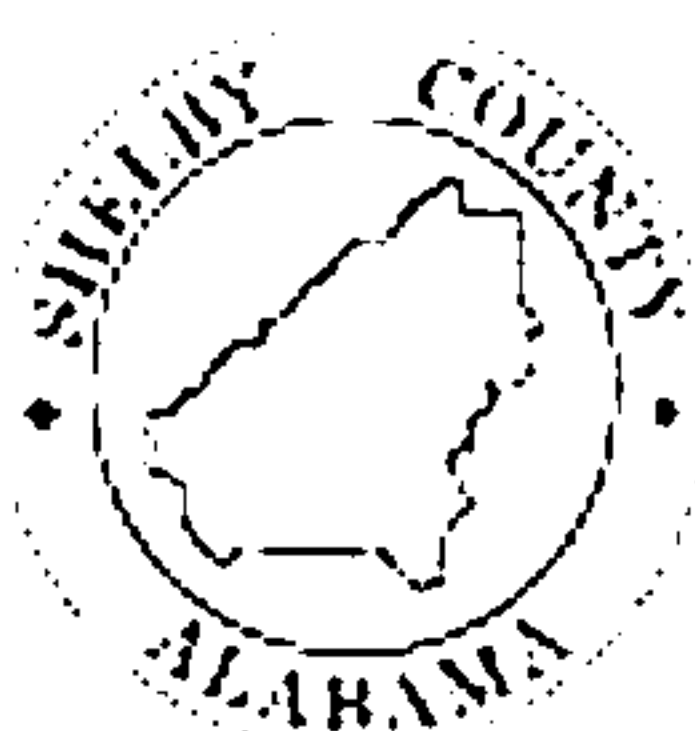
Date 7/30/18

Print Lacey Carroll Interiors, LLC

Unattested

JP
(verified by)

Sign Erik M. Maas
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2018 10:01:27 AM
\$31.50 CHARITY
20180802000274960

James W. Fuhrmeister