

20180823000302940
08/23/2018 01:00:47 PM
DEEDS 1/3

This instrument was prepared by:
MARK E. GUALANO, Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
All for E LLC

125 Hickory St
Maylene AL 35714

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million, Two Hundred Twenty-Five Thousand no/100-- (\$1,225,000.00) Dollars, to the undersigned Grantor, Unfinished Building, LLC, an Alabama Limited Liability Company (herein referred to as Grantor), in hand paid by the Grantee (s) herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto All for E LLC, (herein referred to as Grantee (s), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 3, according to the Survey of Dinsmore Resurvey, as recorded in Map Book 26, Page 94, in the Probate Office of Shelby County, Alabama.

Subject to:


1. Advalorem taxes for the current tax year.
2. Easements, restrictions conditions and reservations of record, if any.

\$1,247,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee (s), their heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Unfinished Building, LLC, an Alabama Limited Liability Company by Shannon Investment Realty, II, LLC, its Managing Member who is authorized to execute this conveyance, has hereto set its signature and seal this the 20th day of August, 2018.

Unfinished Building, LLC
By: Shannon Investment Realty, II, LLC
Its Managing Member

By: 
Len B. Shannon, III, its Managing
Member

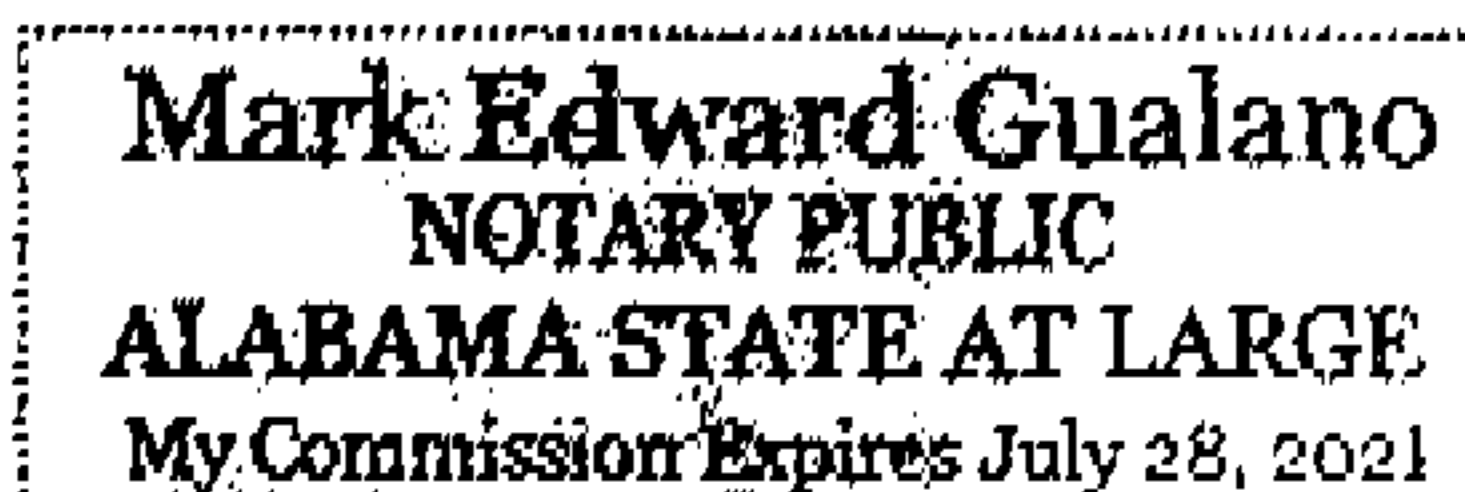
STATE OF ALABAMA)
JEFFERSON COUNTY)

This day personally appeared before me, the undersigned authority in and for the county and state aforesaid, Len B. Shannon, III, as Managing Member of Shannon Investment Realty, II, LLC, as Managing Member of Unfinished Building, LLC who acknowledges that as such officer he voluntarily signed, executed and delivered the above and foregoing Special Warranty Deed on the day and date thereof as the act and deed of said Limited Liability Company and by authority of resolution of the Members thereof.

Sworn to and subscribed before me this the 20th day of August, 2018.


Notary Public

My Commission Expires: 7/28/21



Real Estate Sales Validation Form

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

Grantor's Name	Unfinished Building, LLC, an Alabama Limited Liability Company	Grantee's Name	All for E, LLC.
Mailing Address		Mailing Address	125 Hickory St Montgomery AL 36114
Property Address	2111 Old Montgomery Hwy. Pelham, AL 35124	Date of Sale	August 30, 2018
		Total Purchase Price	\$1,225,000.00
		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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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.

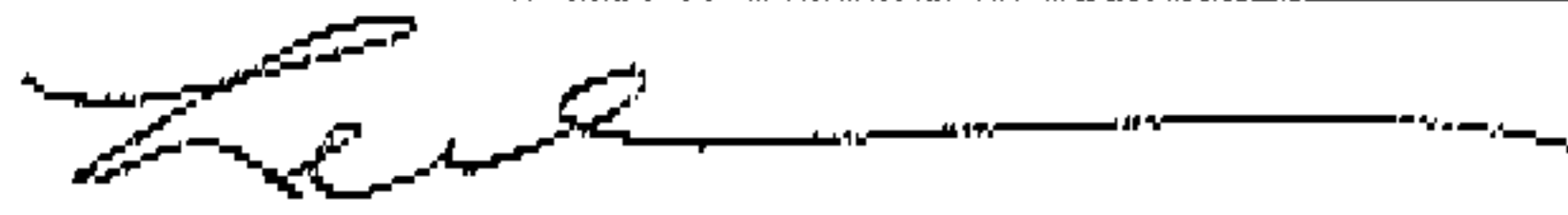
Date of Sale - the date on which interest to the property was conveyed.

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	August 30, 2018	Print	Unfinished Building, LLC, an Alabama Limited Liability Company
Unattested		Sign	
	(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
08/23/2018 01:00:47 PM
\$22.00 CHERRY
20180823000302940