

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

Daniel R. Shubert

100 Keeneland Green
Pelham, AL 35124

20180907000321080

09/07/2018 08:20:05 AM

DEEDS 1/3

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY FIVE THOUSAND and NO/100 (\$125,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Alabama Cash Deals, Inc.** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Daniel R. Shubert** (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:

Lot 3, according to the Survey of Valley Dale Estates, as recorded in Map Book 4, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: 8685 Helena Road, Pelham, AL 35124

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously 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 said GRANTEE, its successors and assigns forever.

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

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 30th day of August, 2018.

~~Alabama~~ Cash Deals, Inc.

By:

Its

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Brian Trippe, whose name as President of **Alabama Cash Deals, Inc.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents he in his capacity as such President and with full authority executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 09/13/2020



Real Estate Sales Validation Form

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

Grantor's Name Alabama Cash Deals, Inc.
 Mailing Address 9539 Parkway East
Suite A
Birmingham, AL 35215

Grantee's Name Daniel R. Shubert
 Mailing Address 100 Keeneland Green
Pelham, AL 35124

Property Address 8685 Helena Road
Pelham, AL 35124

Date of Sale 08/30/2018
 Total Purchase Price \$ 125000.00
 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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.

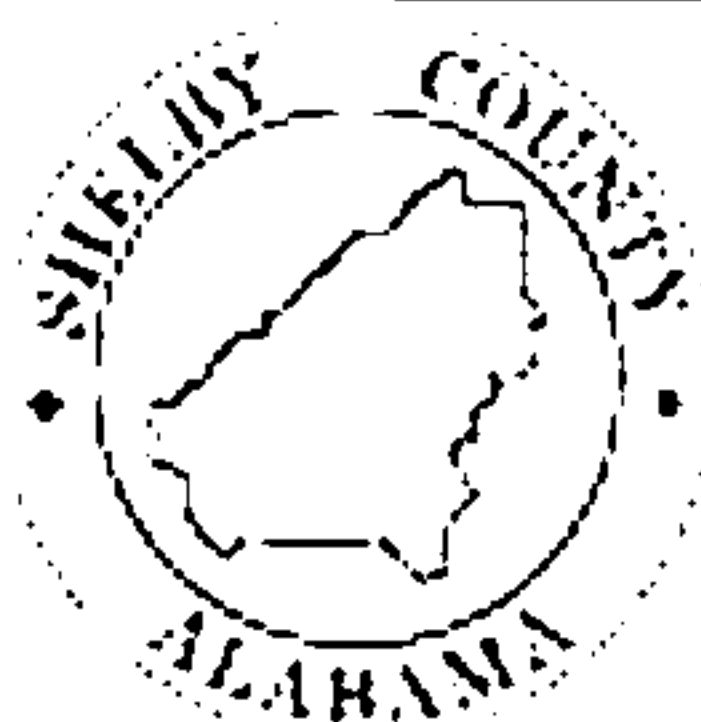
Date of Sale - the date on which interest to the property was conveyed.

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 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 9/4/18Print Jeff W. Parmer

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 (verified by)
 Shelby County, AL
 09/07/2018 08:20:05 AM
 \$146.00 DEBBIE
 20180907000321080

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1