

This instrument prepared by:  
Gregory D. Harrelson, Attorney  
The Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice to:  
Selective Demolition Services, LLC  
5067 West Ashby Road  
Birmingham, AL 35235

STATE OF ALABAMA )

STATUTORY WARRANTY DEED

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Five Thousand & 00/100 dollars (\$105,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Jefferson County Teachers' Credit Union nka eCO Credit Union, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Selective Demolition Services, LLC (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lots 30, 31 and 32, in Block 1, according to the Nickerson & Scott Survey of Alabaster, as recorded in Map Book 3, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Title to any portion of the land lying within any roadways;
5. Current Zoning and Use Restrictions.

\$99,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This Property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever..

IN WITNESS WHEREOF, the said Grantor, by its CEO, who is authorized to execute this conveyance, has hereto set its signature and seal this the 31st day of August 2018.

Jefferson County Teachers' Credit Union  
nka eCO Credit Union

By: Joseph Hand  
Its: CEO

STATE OF ALABAMA )


COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph Hand, whose name as CEO of Jefferson County Teachers' Credit Union nka eCO Credit Union, 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 Jefferson County Teachers' credit Union nka eCO Credit Union.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of August 2018.

Hand  
Notary Public  
My Commission Expires: 8-25-19

Shelby County: AL 10/01/2018  
State of Alabama  
Deed Tax: \$6.00

  
20181001000348920 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
10/01/2018 11:01:30 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name ECO Credit Union  
Mailing Address PO Box 2385  
Birmingham, AL 35201

Grantee's Name Selective Demolition Services, LLC  
Mailing Address 5067 West Ashby Rd  
Brierfield, AL 35035

Property Address 507 1st St North  
Alabaster, AL 35007

Date of Sale 8/31/18  
Total Purchase Price \$ 105,000.00  
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)

☐ 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 8/31/18

Print Gregory D Harrelson

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Verified by



20181001000348920 2/2 \$24.00  
Shelby Cnty Judge of Probate: AL  
10/01/2018 11:01:30 AM FILED/CERT

Form RT-1