

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Mansfield Properties, LLC
3010 Heather Lane
Birmingham, AL 35242

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Jill K. Meyer, a married woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Mansfield Properties, LLC

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

See Exhibit "A" attached hereto

\$382,500 of the proceeds come from a mortgage recorded simultaneously herewith.

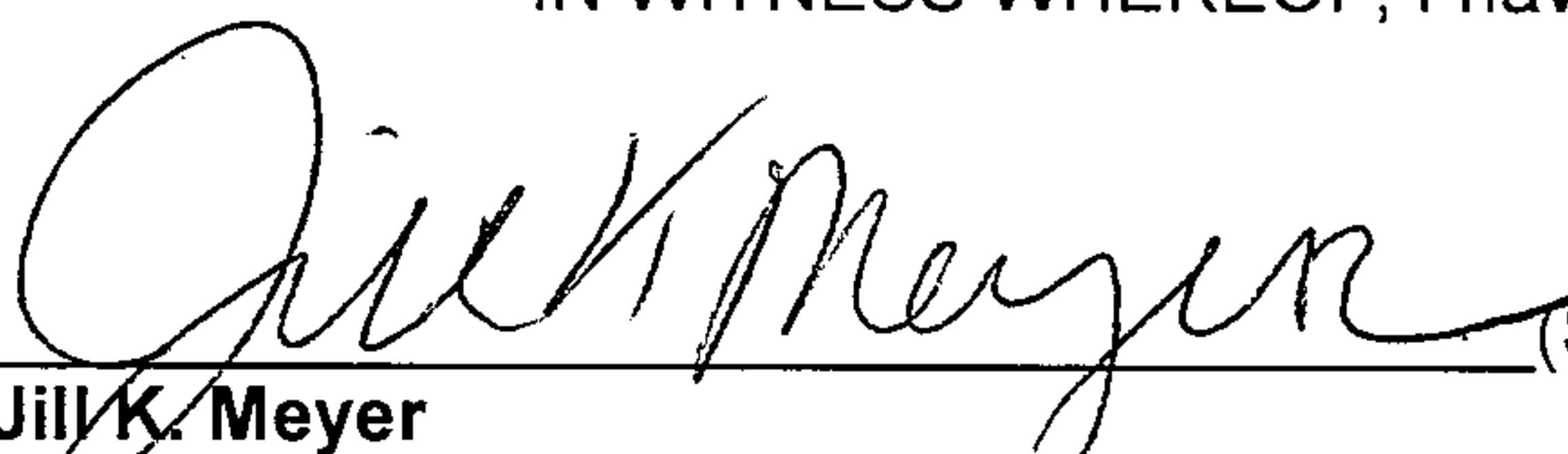
The property conveyed herein does not represent the homestead of the Grantor nor her spouse.

Subject to: (1) 2019 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this **1st day of October, 2018**.


Jill K. Meyer (Seal)

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Jill K. Meyer** whose name 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 **she** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **1st day of October, 2018**

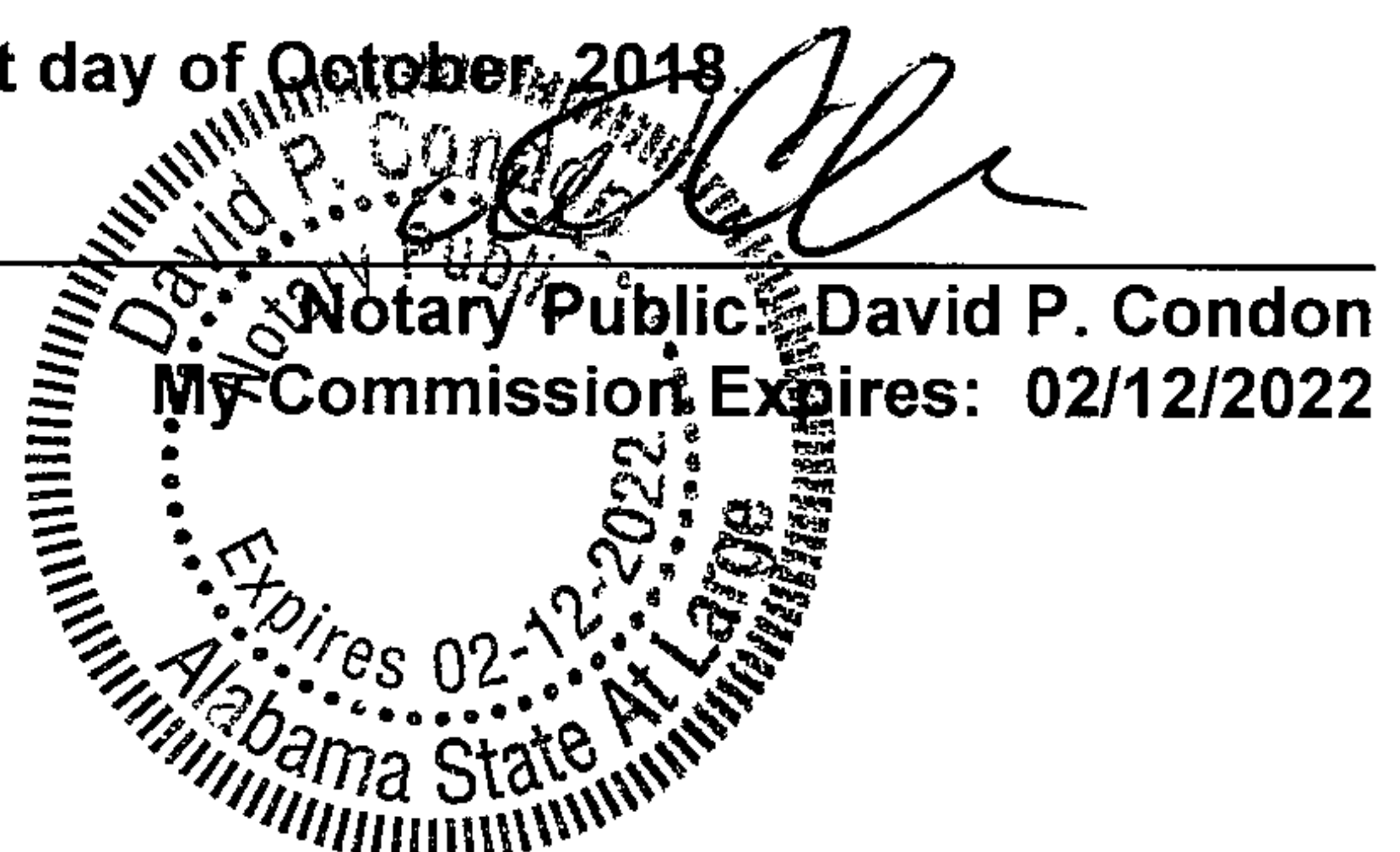

Notary Public: David P. Condon
My Commission Expires: 02/12/2022

EXHIBIT "A"

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

PARCEL I:

Begin at the NE corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 25, Township 20 South, Range 3 West, thence North $85^{\circ}17'$ East 66 feet; thence South 18° East 323 feet to point of beginning of lot herein conveyed, thence South 89° West 369 feet to the Eastern right of way of Highway No. 31, thence along the Eastern line of said Highway South 18° East 105 feet, thence North 89° East 369 feet, thence North 18° West 105 feet to point of beginning.

PARCEL II:

Commence at the NW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West; thence East along the North line a distance of 66.0 feet; thence turn right 76 degrees 29 minutes more or less and run southeasterly a distance of 211.00 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 111.73 feet; thence turn right 106 degrees 05 minutes 03 seconds, a distance of 166.25 feet; thence turn right 91 degrees 07 minutes 32 seconds, a distance of 108.44 feet; thence turn right 89 degrees, 20 minutes 05 seconds, a distance of 133.77 feet to the POINT OF BEGINNING.

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Jill K. Meyer** Date of Sale: **October 1st, 2018**

Mailing Address: **3429 Pelham Parkway**

Pelham, Alabama, 35124 Total Purchase Price: **\$450,000**

Property Address: **3429 Pelham Parkway** Or Actual Value: \$ _____

Pelham, Alabama, 35124 Or Assessor's Market Value: \$ _____

Grantee Name: **Mansfield Properties, LLC**

Mailing Address: **3010 Heather Lane**

Birmingham, AL, 35242

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.

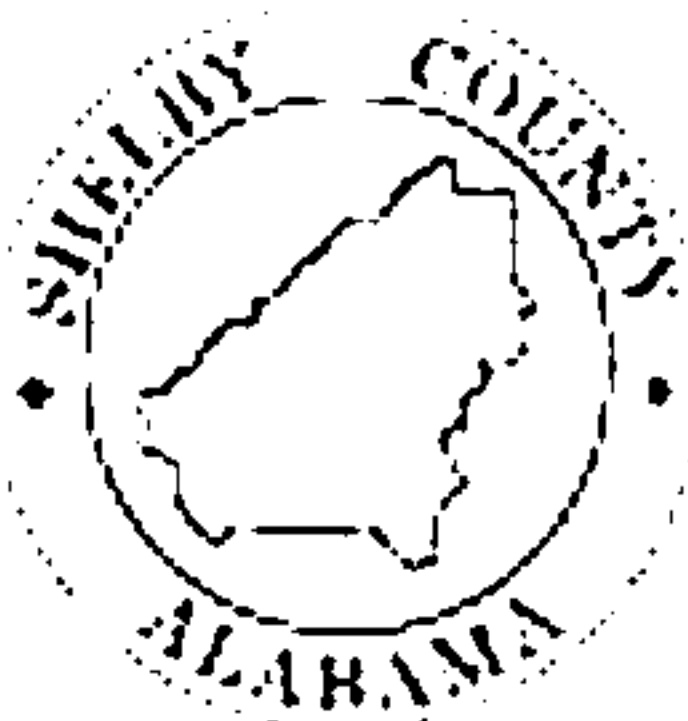
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: **October 1st, 2018** Print: David P. Condon

☐ Unattested _____ Sign: [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2018 01:31:29 PM
\$88.50 CHERRY
20181016000366520

Allen S. Bayl