

20181114000402310
11/14/2018 11:17:33 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Spartan Invest, LLC
1110 23rd ST South
Bham, AL 35205

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Fifty-Seven Thousand Dollars and NO/100 (\$57,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Bradley Poling, a married person conveying property that is not his homestead nor that of his spouse,** (herein referred to as Grantor), grant, sell, bargain and convey unto, **Spartan Invest, LLC, an Alabama Limited Liability Company** (herein referred to as Grantee whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lots 16, 15, 14, 13 and 12 according to Resurvey of Russel R. Hetz property as recorded in Map Book 3, Page 119 in the Office of the Judge of Probate of Shelby County, Alabama. Also, a part of Lot 11, Block 52, according to Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Beginning at a steel pin corner marking the Southwest Corner of Lot 16, Block 52, Resurvey of Russel R. Hetz property as recorded in Map Book 3, Page 119, in the Office of The Judge of Probate of Shelby County, Alabama and run thence Northerly along the West line of said Block 52 a distance of 250.00 feet to a steel pin marking the Northwest Corner of Lot 12 of said Block 52 of said resurvey of Russel R. Hetz Property; thence turn a deflection angle of 83 degrees 21minutes 11 seconds to the right and run East-Northeasterly a distance of 151.01 feet to a steel pin corner 17.0 feet North of the Northeast corner of same said Lot 12, of same said Block 52, of same said resurvey of Russel R. Hetz Property; thence turn a deflection angle 96 degrees 38 minutes 49 seconds to the right and run Southerly along the West line of a twenty foot alley a distance of 267.00 feet to a steel pin corner on the Southeast corner of Lot 16, of same said Block 52, of same said resurvey of Russel R. Hetz property; thence turn a deflection angle of 89 degrees 49 minutes 00 seconds right and run Westerly along the South line of said Lot 16, a distance of 150.00 feet to the point of beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have 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 the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this 8th day of November, 2018

Bradley Poling
Bradley Poling

STATE OF Pennsylvania
COUNTY OF Dauphin

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Bradley Poling**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of November, 2018.

Notary Seal

Commonwealth of Pennsylvania - Notary Seal
Judy L Haubert, Notary Public
Dauphin County
My commission expires October 24, 2021
Commission number 1068238

Judy L. Haubert
Notary Public
My commission expires: 10/24/21

Real Estate Sales Validation Form

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

Grantor's Name Bradley Poling
 Mailing Address 277 Evergreen ST
Apt 9
Thompson Town, PA 17094

Grantee's Name Spartan Forest LLC
 Mailing Address 1110 23rd ST South
Bham, AL 35205

Property Address 747 17th ST
Calera, AL 35040

Date of Sale 11-9-18
 Total Purchase Price \$ 57,000

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 11-13-18

Print James Youfa

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
 11/14/2018 11:17:33 AM
 \$78.00 CHERRY
 20181114000402310

Print Form

Form RT-1

Allen S. Byrd