

PROPERTY ADDRESS:

4516 Valleydale Road
Birmingham, AL 35242


SEND TAX NOTICE TO:

Caldwell Crossings Dentistry Property, LLC
Attn: Dr. Frank Melazzo, Jr.
4516 Valleydale Road
Birmingham, AL 35242

Shelby County, AL 11/19/2018
State of Alabama
Deed Tax: \$68.00

THIS INSTRUMENT WAS PREPARED BY:

Walter F. Scott III, Esq.
GALLOWAY, SCOTT, MOSS & HANCOCK, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
205.949.5580


20181119000408050 1/3 \$89.00
Shelby Cnty Judge of Probate, AL
11/19/2018 02:08:18 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of TEN and No/100 Dollars (\$10.00) in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **ERNEST C. LEE and wife, CANDACE S. LEE**, whose mailing address is 416 Morning Sun Drive, Birmingham, AL 35242 (hereinafter collectively, referred to as "Grantors"), do hereby grant, bargain, sell and convey unto **CALDWELL CROSSINGS DENTISTRY PROPERTY, LLC, an Alabama limited liability company**, whose mailing address is 4516 Valleydale Road, Birmingham, AL 35242 (hereinafter referred to as "Grantee") the following described real properties, located and situated in Shelby County, Alabama:

Lot 1, according to the Survey of Lee's Subdivision, as recorded in Map Book 43, Page 80, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

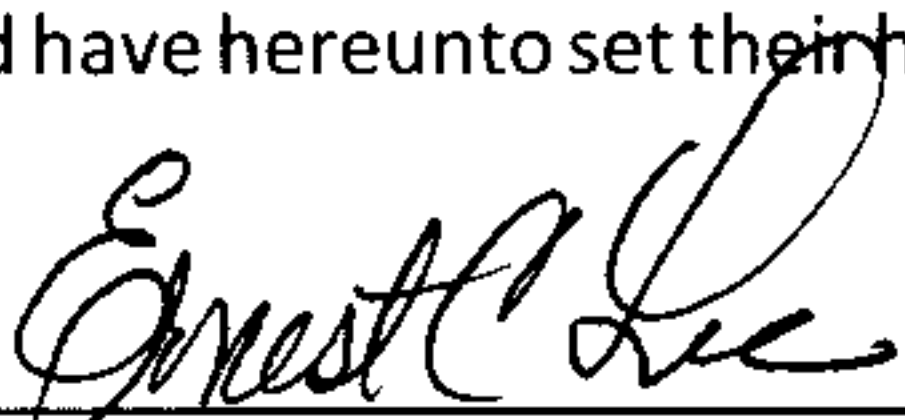
1. Ad Valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.

\$674,900.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A PURCHASE MONEY MORTGAGE EXECUTED SIMULTANEOUSLY HEREWITH.

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

And said Grantors do for themselves, their heirs, personal representatives and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of said properties, that they are free from all encumbrances, (unless otherwise noted above) that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs, personal representatives and assigns 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 have hereunto set their hands and seals on this 15th day of November, 2018.

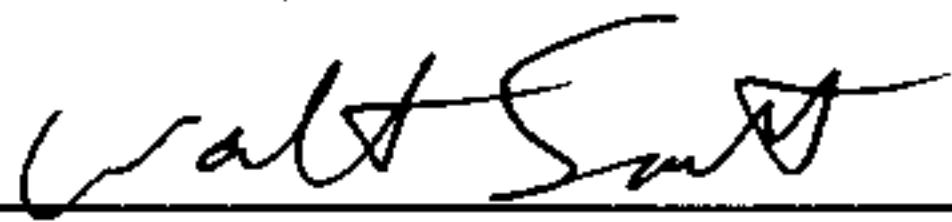
 (SEAL)
ERNEST C. LEE


 (SEAL)
CANDACE S. LEE

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that ERNEST C. LEE and CANDACE S. LEE, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2018.


NOTARY PUBLIC


20181119000408050 2/3 \$89.00
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REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama (1975) section 40-22-1

Grantors' Name: Ernest C. and Candace S. Lee
Mailing Address:

Grantee's Name: Caldwell Crossings Dentistry Property, LLC
Mailing Address: 4516 Valleydale Road
Birmingham, AL 35242

Property Address: 4516 Valleydale Road
Birmingham, AL 35242

Date of Sale:
Total Purchase Price:
or
Actual Value:
or
Assessor's Market Value: \$742,800.00

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: Shelby County Tax Assessor

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 _____

Print Ernest Lee

Unattested

(verified by)

Sign

Ernest Lee
(Grantor/Grantee/Owner/Agent) circle one



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