

20190131000032440
01/31/2019 03:30:58 PM
DEEDS 1/2

This instrument was prepared by:
Jay Byrd
2539 Rocky Ridge Road
Birmingham, AL 35243

Send Tax Notice To:
Gibson & Anderson Construction, Inc.
2539 Rocky Ridge Road
Birmingham, AL 35243

Limited Liability Company Form Warranty Deed

** All of the Purchase Price received was paid from a
First Purchase Money Mortgage loan closed simultaneously **

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-five Thousand and No/100 (\$75,000.00) Dollars

To the undersigned grantor, CAHABA HOLDINGS, LLC, an Alabama Limited Liability Company (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GIBSON & ANDERSON CONSTRUCTION, INC., an Alabama Corporation (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA to-wit:

Lot 2658, according to the Survey of Weatherly Highlands, The Ledges, Sector 26, Phase Two as recorded in Map Book 38, Page 94 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR, does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its member who is authorized to execute this conveyance, hereto set its signature and seal, this the 28th day of January, 2019.

ATTEST:

Paquette

CAHABA HOLDINGS, LLC

By Jay Byrd
Its: Member

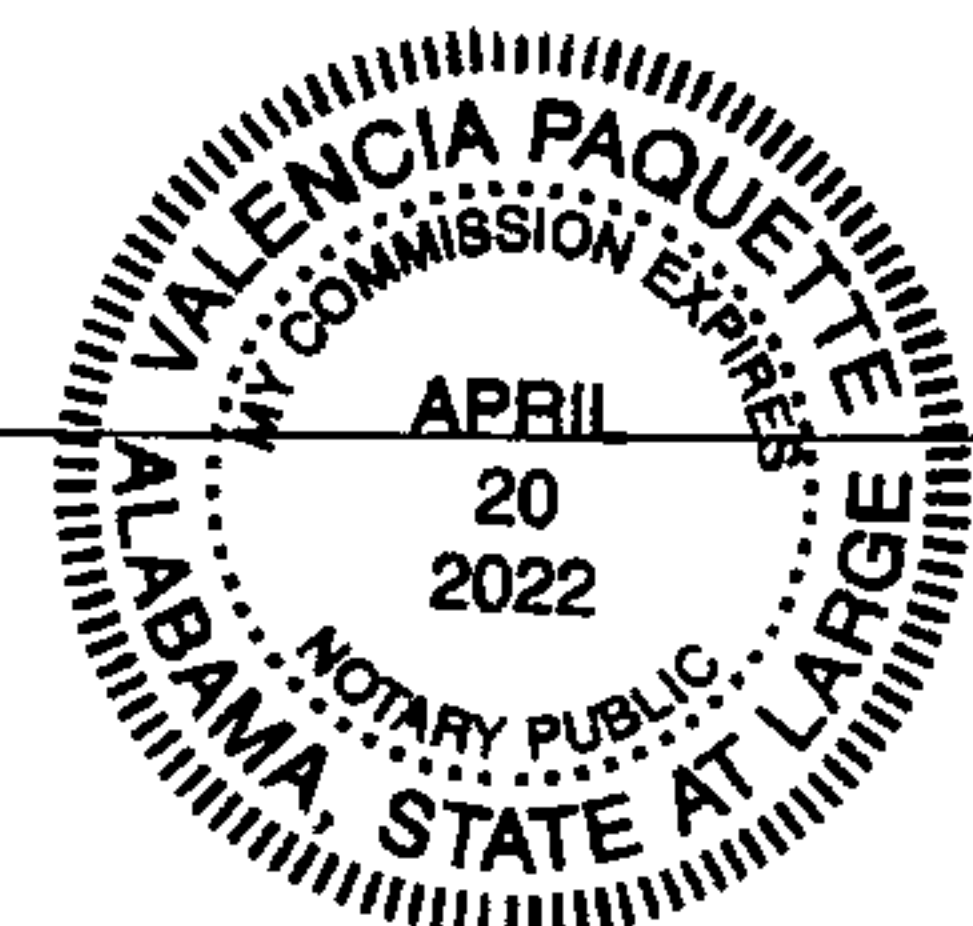
STATE OF ALABAMA)
COUNTY OF SHELBY)

Limited Liability Acknowledgment

I, Valencia Paquette, a Notary Public in and for said County, in said State, hereby certify that Jay Byrd whose name as Member of CAHABA HOLDINGS, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the content of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 28th day of January, 2019.

Paquette
Notary Public



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name LAHABA HOLDINGS LLC
 Mailing Address 2539 ROCKY RIDGE RD
BIRMINGHAM, AL
35243

Grantee's Name GIBSON & ANDERSON CONSTRUCTION
 Mailing Address 2539 ROCKY RIDGE RD IN
BIRMINGHAM, AL
35243

Property Address 411 OXFORD WAY
PELHAM AL 35124

Date of Sale 1-28-2019
 Total Purchase Price \$ 75,000.00

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 1-28-2019

Print

LAHABA HOLDINGS, LLC
BY: JAY BIRD

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

