

Upon recording return this instrument to:

Nathan Antonio
300 Camp Forest Trail
Helena, AL 35080

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street, Suite 501
Birmingham, Alabama 35203

Mail tax notice to:

Nathan Antonio
300 Camp Forest Trail
Helena, AL 35080



20190201000034670 1/5 \$177.00
Shelby Cnty Judge of Probate, AL
02/01/2019 03:38:47 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **Shelby Investments, LLC**, a Georgia limited liability company (hereinafter referred to as the "Grantor"), in hand paid by **Nathan Antonio**, an adult person (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee that certain parcel of real estate situated in Shelby County, Alabama, minerals and mining rights owned by Grantor excepted, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its heirs and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD unto to the Grantee, its heirs and assigns forever.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its heirs and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the Property to the Grantee, its heirs and assigns, forever, against the lawful claims of all persons, except for the Permitted Exceptions, against which Grantor shall not defend.

(Remainder of page intentionally left blank. See following page for signatures.)

Shelby County, AL 02/01/2019
State of Alabama
Deed Tax: \$150.00

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the 30th day of January, 2019.

Grantor:

Shelby Investments, LLC

By: [Signature]

Name: Tim Webster

Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim Webster whose name as Manager of **Shelby Investments, LLC**, a Georgia limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in such capacity, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 30th day of January, 2019.

[NOTORIAL SEAL]



[Signature]
Notary Public
My commission expires: _____



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EXHIBIT A

Legal Description of the Property

Lot 3, according to the Survey of Spring Water Farms, as recorded in Map Book 49, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama, and in Map Book 49, Page 75, in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division.




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EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2019, a lien, but not yet payable, until October 1, 2019, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. A 60 foot ingress, egress, drainage, and utility easement as shown by record plat.
5. Restrictions, conditions, and limitations as shown by record plat.
6. Right-of-way in favor of Alabama Power Company as recorded in Bessemer Volume 368, Page 244, in the Probate Office of Jefferson County, Alabama.
7. Right-of-way in favor of Jefferson County, Alabama, as recorded in Bessemer Real Volume 205, Page 146, in said Probate Office.
8. Declaration of Covenants, Conditions, and Restrictions of Spring Valley Farms and Spring Valley Estates as as recorded Instrument No. 2018104530 in the Probate Office of Jefferson County, Alabama, and in Instrument No. 20181001000349900 in the Probate Office of Shelby County, Alabama, and Restated and Amended Declaration of Covenants, Conditions, and Restrictions of Spring Valley Farms and Spring Valley Estates as recorded in Instrument No. 20190201000034660 in the Probate Office of Shelby County, Alabama, and in Instrument No. 2019009273 in the Probate Office of Jefferson County, Alabama, Bessemer Division.


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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

Grantor's Name Shelby Investments, LLC
Mailing Address 2464 Glasscott Point
Hoover, AL 35226

Grantee's Name Nathan Antonio
Mailing Address 300 Camp Forest Trail
Helena, AL 35080

Property Address 5881 South Shades Crest Rd.
Birmingham, AL 35022

Date of Sale January 30, 2019
Total Purchase Price \$ 150,000.00

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 1-30-19

Print Tim Webster

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



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by)

Print Form

Form RT-1