

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Chandler Cook
1539 Applegate Lane
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

20190301000064910
03/01/2019 11:30:23 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SIX THOUSAND and NO/100 (\$106,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Century Revitalization Group, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Chandler Cook** (hereinafter referred to as GRANTEE) the following described Real Estate, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

Lot 58, according to the Resurvey of Lots 1 through 64, 89 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10, Page 25 A, B, & C, in the Probate Office of Shelby County, Alabama, together with all rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to Applegate Townhouse Association, Inc., recorded in Real 65, Page 201, in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Conditions, and Restrictions of Applegate Townhouse, in Real 63, Page 634 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Property Address: **1539 Applegate Lane, Alabaster, AL 35007**

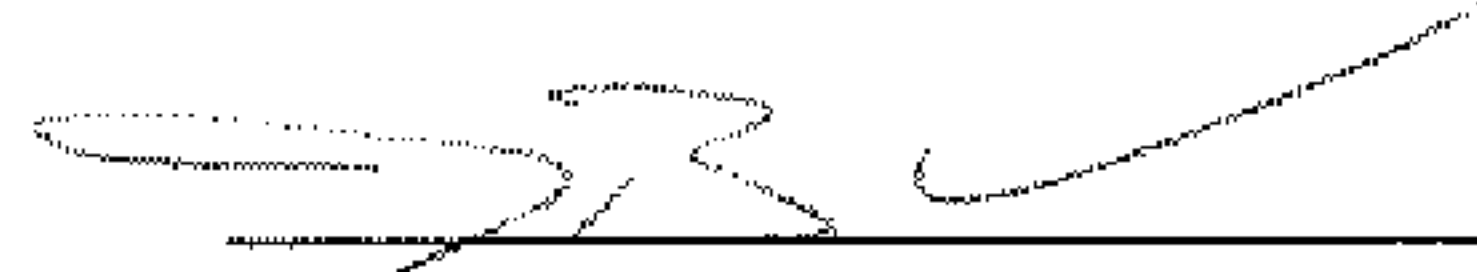
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$100,700.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this February 28, 2019.

Century Revitalization Group, LLC


By: J. Benoit, Manager

STATE OF ALABAMA)

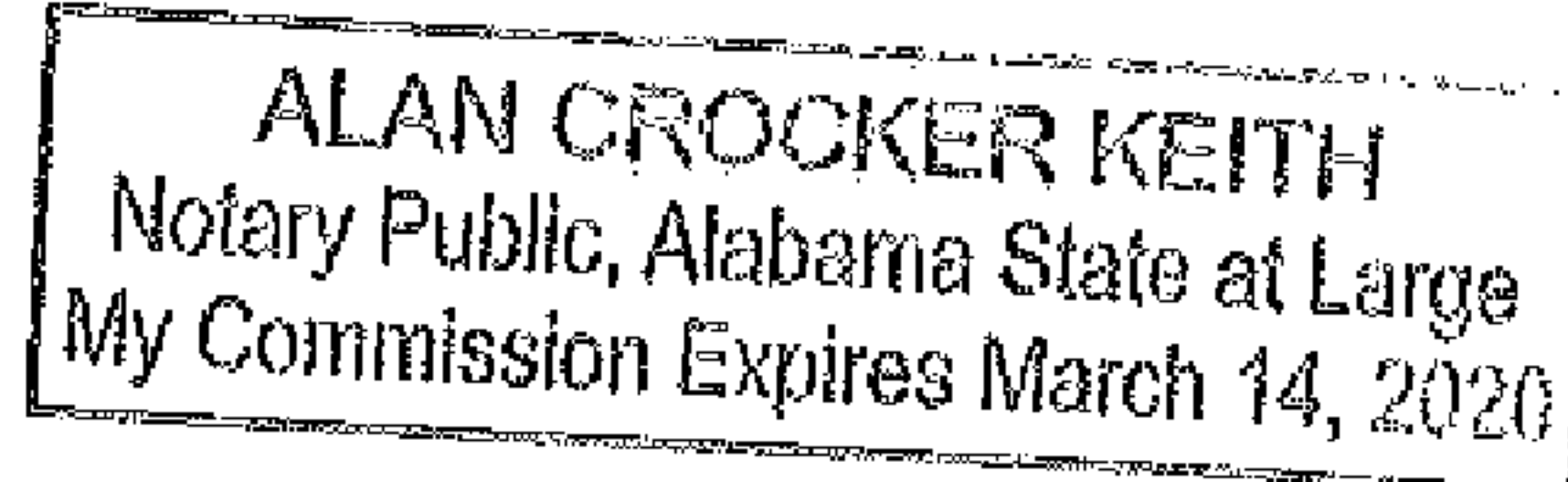
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that J. Benoit, whose name as Manager of **Century Revitalization Group, LLC**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents he in his capacity as such Officer and with full authority executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this February 28, 2019


NOTARY PUBLIC

My Commission Expires: 03/14/2020



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

Grantor's Name Century Revitalization Group, LLC
 Mailing Address 429 Greensprings Highway
#161-371
Birmingham, AL 35209

Grantee's Name Chandler Cook
 Mailing Address 1539 Applegate Lane
Alabaster, AL 35007

Property Address 1539 Applegate Lane
Alabaster, AL 35007

Date of Sale 02/28/2019

Total Purchase Price \$ 106000.00

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 ☐ 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 § 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 2/28/19

Print Jeff W. Parmer

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/01/2019 11:30:23 AM
 \$26.50 CHARITY
 20190301000064910

Allen S. Boyd