

20190322000092850

03/22/2019 01:42:11 PM

DEEDS 1/3

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Fam Glam, LLC
27 Squires Glenn Lane
Leeds, Alabama 35094

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Root Ventures, LLC

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Fam Glam, LLC

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

See Exhibit "A" attached hereto

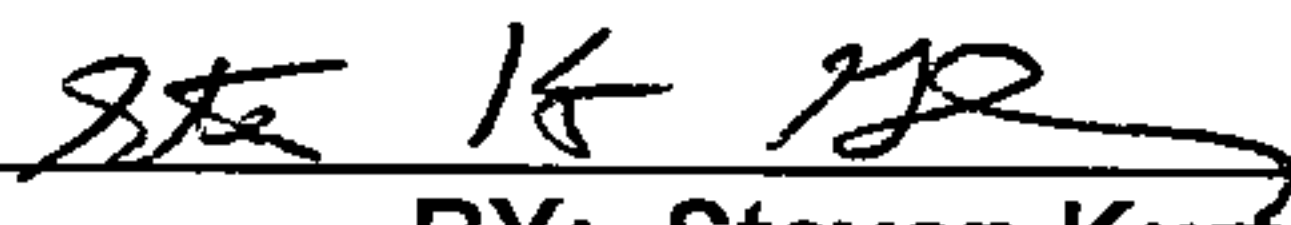
Subject to: (1) 2019 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representatives, this **21st day of March, 2019.**

Root Ventures, LLC

 (Seal)
BY: Steven Kurt Gardner
ITS: Managing Member

 (Seal)
BY: Laura Gardner
ITS: Member

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Steven Kurt Gardner as Managing Member and Laura Gardner as Member of Root Ventures, LLC 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 and with full authority as such Managing Member and Member, respectively, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **21st day of March, 2019.**


Notary Public: David P. Condon
My Commission Expires: 02/12/2022

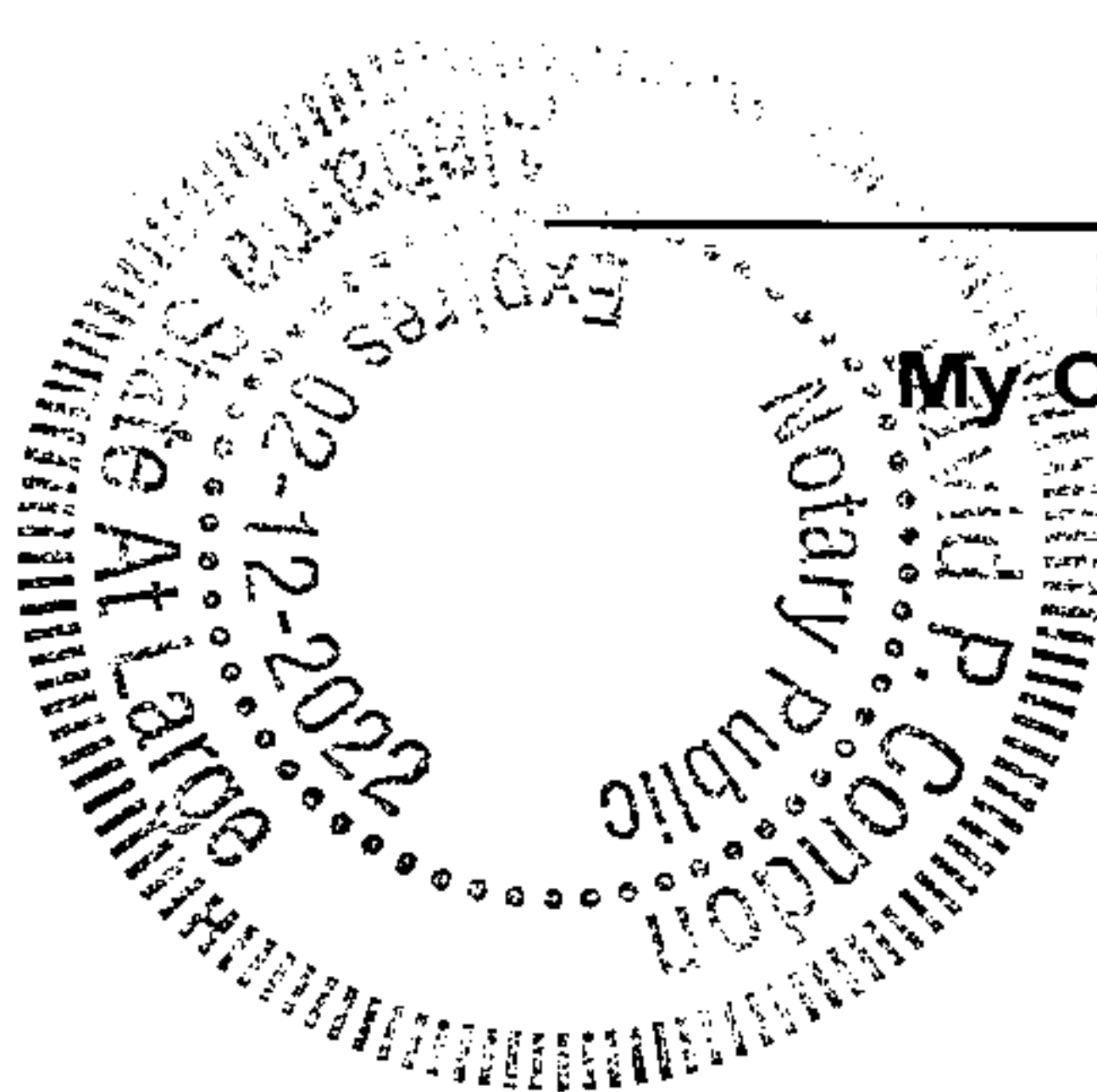


Exhibit "A"Legal Description

Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence Southerly along the East line of said Quarter-Quarter Section a distance of 419.20 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 90.00 feet to a steel pin corner on the Northerly margin of Shelby County Highway No. 41; thence turn 39°35'52" right and run Southwesterly along said margin of said Highway 319.53 feet to a Cam Shaft corner; thence turn 48°54'00" right and run Westerly 52.50 feet to a steel pin corner; thence turn 79°18'31" right and run North-Northwesterly 160.98 feet to a steel pin corner; thence turn 16°17'31" left and run Northwesterly 181.88 feet to a steel pin corner; thence turn 118°10'54" right and run Easterly 146.64 feet to a steel pin corner; thence turn 69°11'04" left and run Northeasterly 28.14 feet to a steel pin corner; thence turn 71°10'48" right and run Easterly 219.79 feet to the point of beginning.

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Root Ventures, LLC**

Mailing Address: **1116 Dunnivant Valley Road
Birmingham, Alabama, 35242**

Date of Sale: **March 21st, 2019**

Total Purchase Price: **\$180,000.00**

Property Address: **1116 Dunnivant Valley Road
Birmingham, Alabama, 35242**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **Fam Glam, LLC**

Mailing Address: **purchasers add**

purchasers city, purchasers state, purchaser zip

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 Section 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 Section 40-22-1 (h).

Date: **March 21st, 2019**

Print: _____

Daniel Condon

☐ Unattested

(verified by)

Sign: _____

CDL

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/22/2019 01:42:11 PM
\$201.00 CHERRY
20190322000092850

Allie S. Bayl