

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

GRANTEE'S ADDRESS:
Bowden Real Estate BHM, LLC

110 12th Street North
Birmingham, AL
35203

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED FIFTY THOUSAND and NO/100 (\$350,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Savannah Ridge Properties, 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, **Bowden Real Estate BHM, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

129 Greenwood Lane, Calera, AL 35040:

Lot 121, according to the Survey of Old Ivy Subdivision Phase 2, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", recorded in Document Number 20051027000561200 and Map Book 36, Page 6-A and page 6-B, in the Probate Office of Shelby County, Alabama.

Together with reservations, conditions, powers of attorney, easements, options, covenants, agreements, limitations on title and all other provisions contained in or incorporated by reference into the Declaration of Covenants, Conditions and Restrictions for Old Ivy Subdivision recorded in Instrument No. 20051104000574530 and Supplemental Declaration of Covenants, Conditions and Restrictions as recorded in Instrument No. 20120504000157040 in the Probate Office of Shelby County, Alabama, in the By-Laws, in any instruments creating the estate or interest and in any other instrument referred to in any of the instruments as aforesaid.

137 Greenwood Lane, Calera, AL 35040:

Lot 122, according to the Survey of Old Ivy Subdivision Phase 2, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", recorded in Document Number 20051027000561200 and Map Book 36, Page 6-A and page 6-B, in the Probate Office of Shelby County, Alabama.

Together with reservations, conditions, powers of attorney, easements, options, covenants, agreements, limitations on title and all other provisions contained in or incorporated by reference into the Declaration of Covenants, Conditions and Restrictions for Old Ivy Subdivision recorded in Instrument No. 20051104000574530 and Supplemental Declaration of Covenants, Conditions and Restrictions as recorded in Instrument No. 20120504000157040 in the Probate Office of Shelby County, Alabama, in the By-Laws, in any instruments creating the estate or interest and in any other instrument referred to in any of the instruments as aforesaid.

181 Renwick Lane, Calera, AL 35040:

Lot 177, according to the Final Plat of Camden Cove West, Sector 1, as recorded in Map Book 33, Page 143, in the Probate Office of Shelby County, Alabama.

547 Polo Way, Chelsea, AL 35043:

Lot 333, according to the Survey of The Village at Polo Crossings Sector 1, as recorded in Map Book 39, Pages 42A, 42B and 42C, in the Probate Office of Shelby County, Alabama.

551 Polo Way, Chelsea, AL 35043:

Lot 334, according to the Survey of The Village at Polo Crossings Sector 1, as recorded in Map Book 39, Pages 42A, 42B and 42C, in the Probate Office of Shelby County, Alabama.

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

0 ~~All~~ of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S 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 herein above 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 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 the 30th day of April, 2019.

Savannah Ridge Properties, LLC

Andy Bates Dierdorf
By: Cassidy Bates Dierdorf
Its General Manager

STATE OF Georgia)

COUNTY OF _____)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Cassidy Bates Dierdorf whose name as General Manager of **Savannah Ridge Properties, 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 General Manager and with full authority executed the same voluntarily on the day the same bears date.

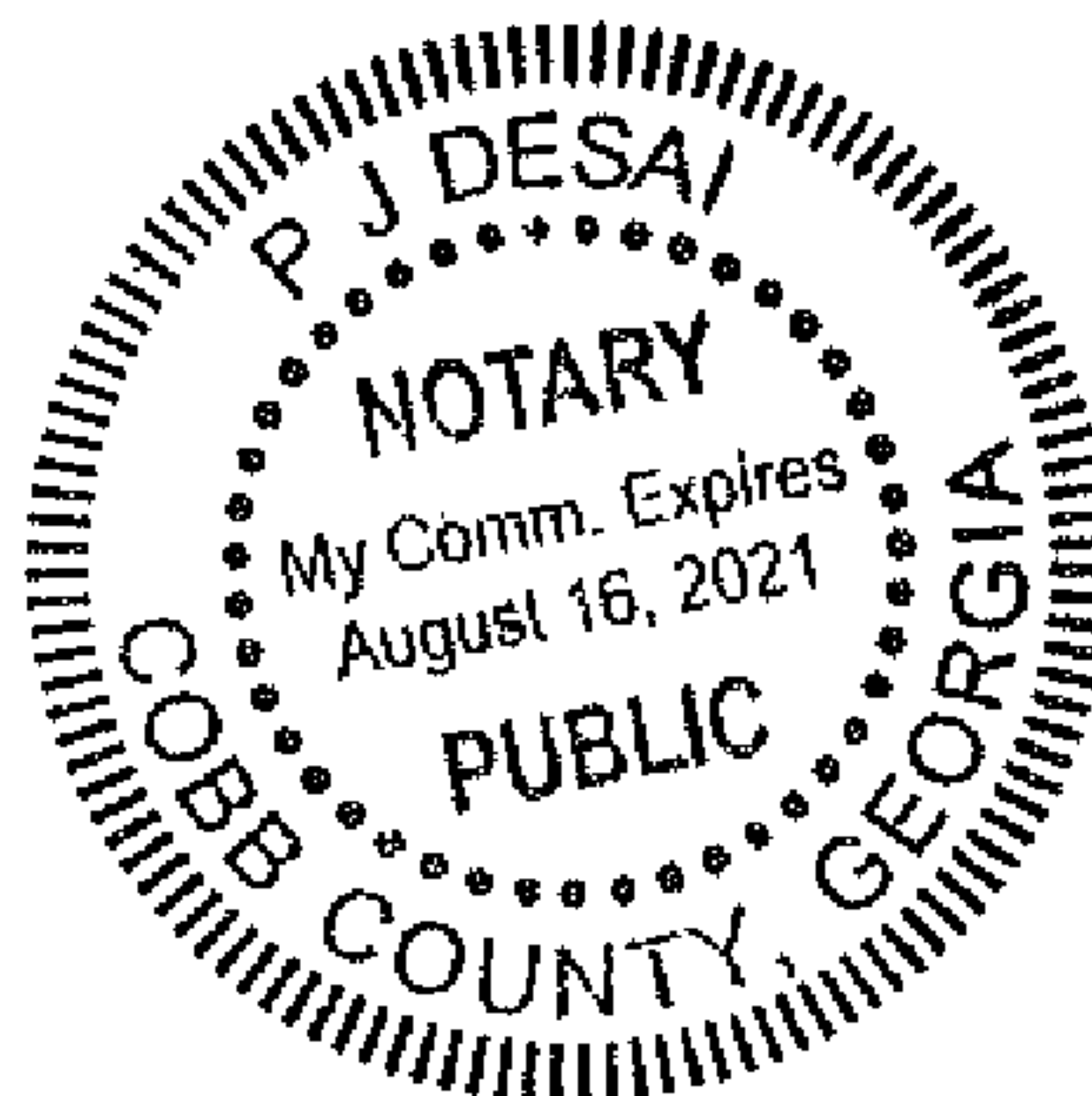
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of April, 2019.

P. J. Desai

NOTARY PUBLIC

My Commission Expires:

Aug 18 2021



Real Estate Sales Validation Form

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

Grantor's Name Savannah Ridge Properties, LLC
 Mailing Address 2084 Valleydale Road
 Springville, AL 35146

Grantee's Name Bowden Real Estate BHM, LLC
 Mailing Address 110 12th Street North
 Birmingham, AL 35203

Property Address 129 Greenwood Lane, Calera, AL 35040
 137 Greenwood Lane, Calera, AL 35040
 181 Renwick Lane, Calera, AL 35040
 547 & 551 Polo Way, Chelsea, AL 35043

Date of Sale 05/01/2019
 Total Purchase Price \$ 350000.00
 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 5/7/19

Print Jeff W. Parmer

☐ Unattested

Sign

(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
 05/09/2019 03:22:51 PM
 S374.00 CHERRY
 20190509000158260

Allen S. Byrd