

This Instrument was Prepared by:
Mike T. Atchison
Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: 4802

Send Tax Notice To: Ellis H Till III

PO Box 39034
B'ham, AL 35208

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Thirty Five Thousand Dollars and No Cents (\$335,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Mirage Properties, LLC, an Alabama Limited Liability Company, 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 **Ellis H Till III**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Members, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of May, 2019.

MIRAGE PROPERTIES, LLC, AN ALABAMA
LIMITED LIABILITY COMPANY

By Steve Issis
Managing Member

State of Alabama

County of Shelby

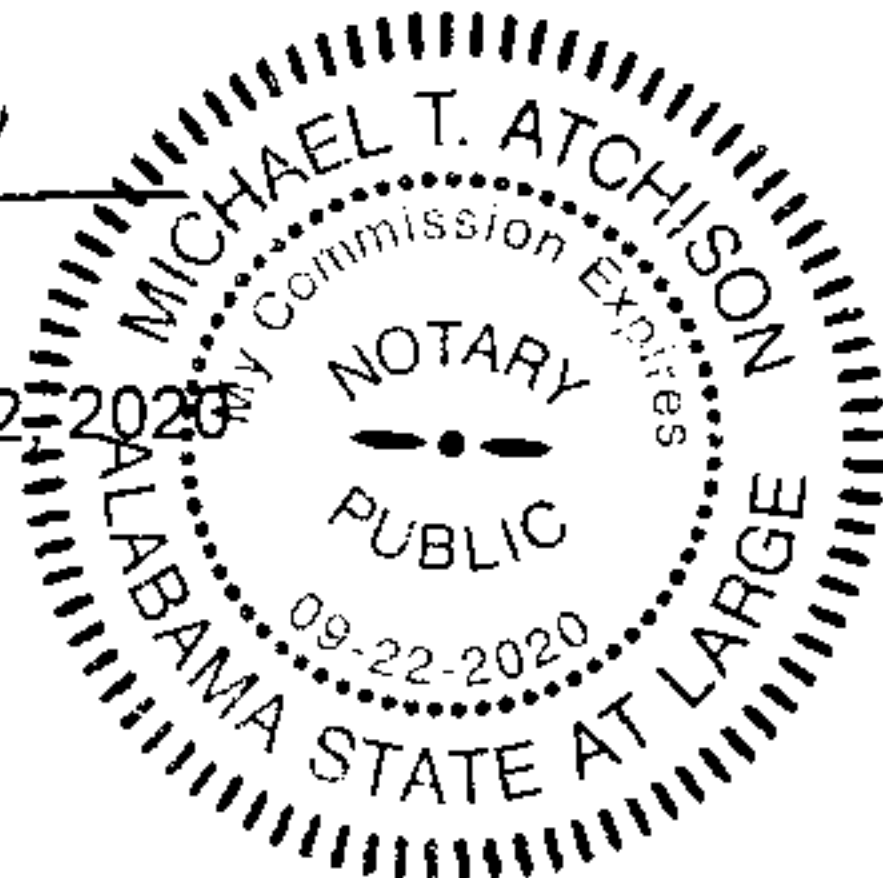
I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Steve Issis Managing Members of Mirage Properties, LLC, an Alabama Limited Liability Company, An Alabama Limited Liability Company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 20th day of May, 2019.

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



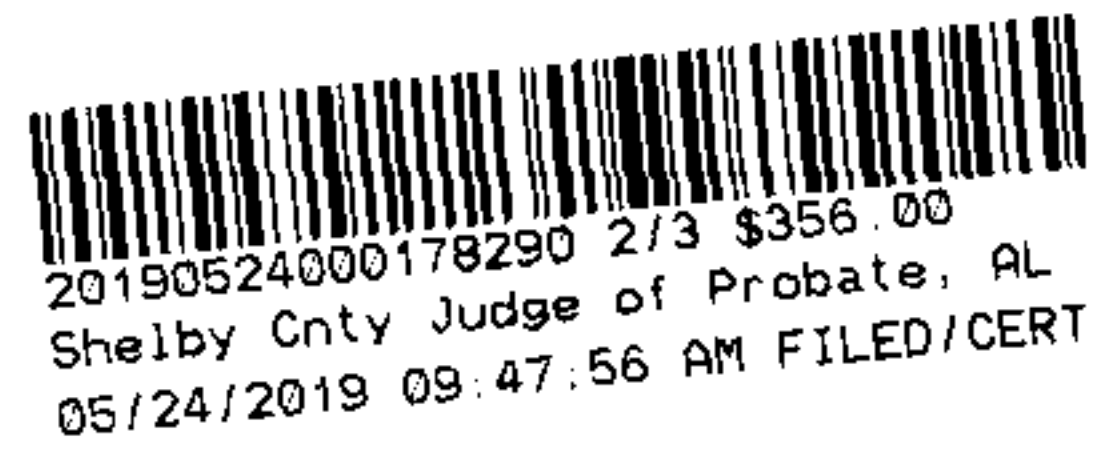
Shelby County: AL 05/24/2019
State of Alabama
Deed Tax: \$335.00

20190524000178290 1/3 \$356.00
Shelby Cnty Judge of Probate, AL
05/24/2019 09:47:56 AM FILED/CERT

Exhibit A – Legal Description

Lot 3, according to the Survey of Airport Commons, as recorded in Map Book 36, Page 139, in the Probate Office of Shelby County, Alabama.

Together with a 50 foot easement known as Airport Commons Drive for ingress/egress as shown on map recorded in Map Book 36, 139, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name	Mirage Properties, LLC, an Alabama Limited Liability Company	Grantee's Name	Ellis H Till III
Mailing Address	2858 Pelham Parkway Pelham, AL 35124	Mailing Address	P.O. Box 39034 B'ham, AL 35208
Property Address	200 Airport Commons Alabaster, AL 35007	Date of Sale	May 20, 2019
		Total Purchase Price	\$335,000.00
		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	☐ 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 of 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 May 20, 2019

Print Mirage Properties, LLC, an Alabama Limited Liability Company

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

20190524000178290 3/3 \$356.00
Shelby Cnty Judge of Probate, AL
05/24/2019 09:47:56 AM FILED/CERT

Form RT-1