

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

JUSTIN N. SMITHERMAN, ATTORNEY
Alabama Law Services, LLC
4685 Highway 17, Suite D
Helena, AL 35080

Helena Office Park LLC
173 Tucker Road
Helena, AL 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That, for valuable consideration, the **GRANTOR, MAGNUM PROPERTIES, LLC, an Alabama Limited Liability Company**, does hereby grant, bargain, sell and convey all of its right, title and interest in and to the following described real estate, to the **GRANTEE, HELENA OFFICE PARK LLC, an Alabama Limited Liability Company**. Said real estate being situated in **SHELBY** County, Alabama, and described as follows, to-wit:

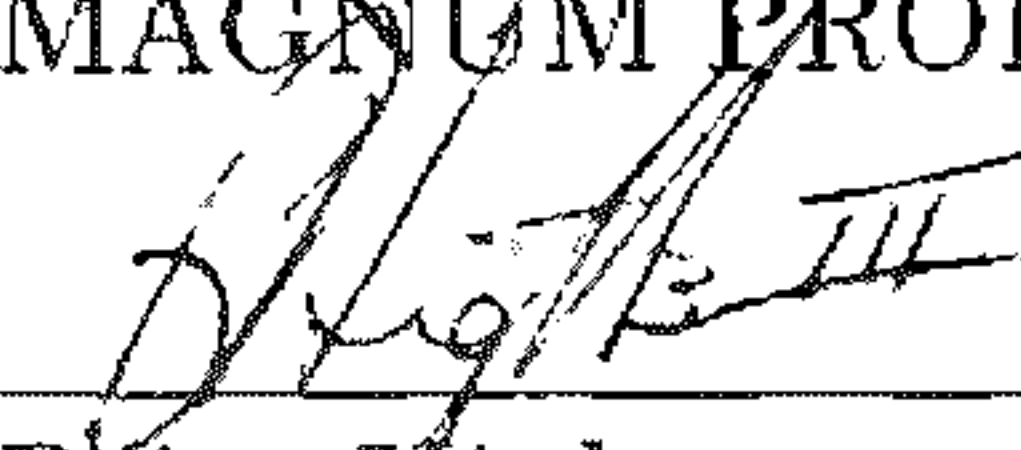
Lots 1 and 2, according to the Survey of Helena Office Park, as recorded in Map Book 36, Page 52, in the Probate Office of Shelby County, Alabama.

\$450,000.00 of the consideration herein was derived from a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said **Grantee**, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set it's hand and seal this the 21st day of June, 2019.

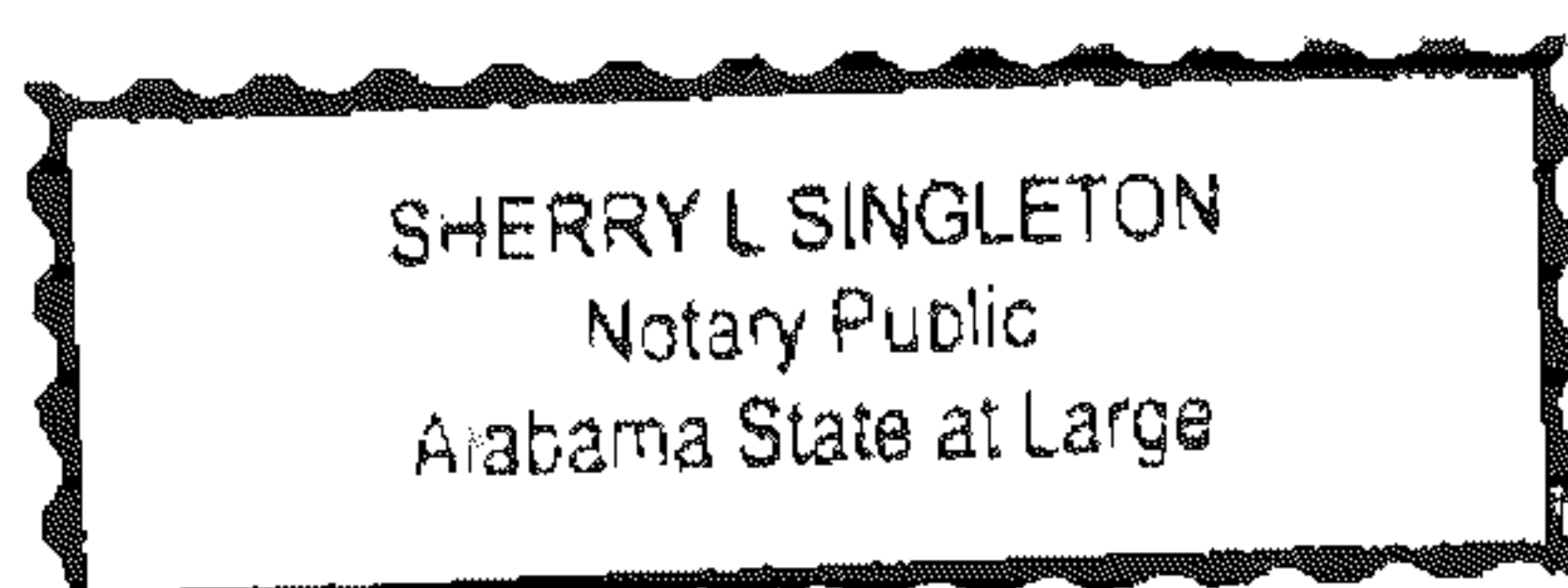
MAGNUM PROPERTIES, LLC

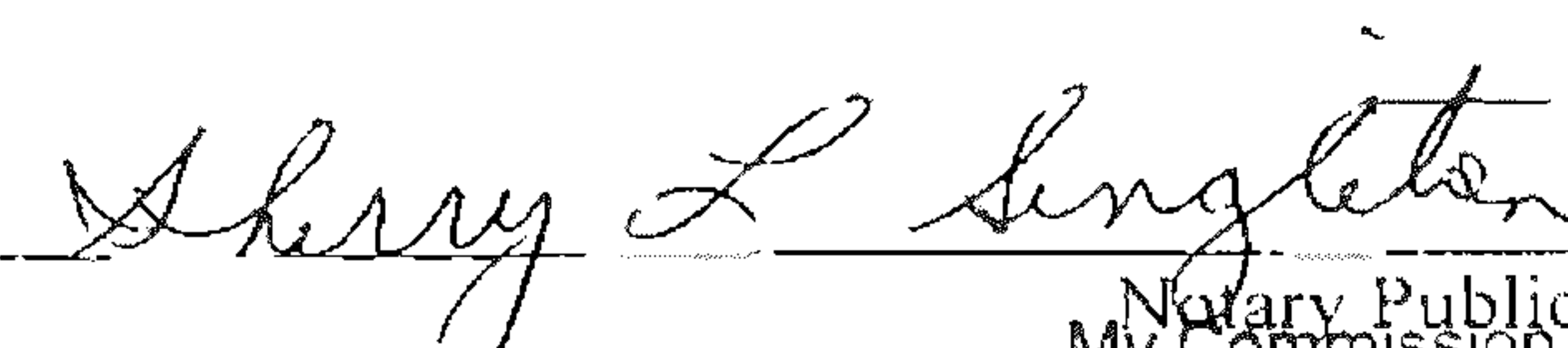

_____(SEAL)
Price Hightower, III, Member

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County and in said State, hereby certify that Price Hightower, III, whose name as Member of Magnum 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 of the foregoing conveyance, he, as such Member and with full authority executed the same voluntarily for and as the act of said Limited Liability Company, on the day the same bears date.

Given under my hand and official seal this the 21st day of June, 2019.





Notary Public
My Commission Expires
March 22, 2022
My Commission Expires: _____

Real Estate Sales Validation Form

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

Grantor's Name: Magnum Properties, LLC
Mailing Address:
2106 Devereux Circle, Birmingham, AL 35243

Grantee's Name: Helena Office Park LLC
Mailing Address:
125 Cheshire Lane, Pelham, AL 35124

Property Address:
173 and 201 Tucker Road, Helena, Alabama 35080

Date of Sale: June 21st, 2019
Total Purchase Price : \$700,000.00
or
Actual Value: \$ _____
or
Assessors 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: 6-21-19

Price Hightower
PRINT NAME
[Signature]
SIGN

☐ Unattested
(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2019 11:25:24 AM
\$268.00 CHARITY
20190624000222960

Allen S. Bayl