

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:

Spartan Invest, LLC

2015 3rd Ave North
Birmingham, AL 35203

20190702000237920

07/02/2019 03:23:37 PM

DEEDS 1/3

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIFTY NINE THOUSAND & NO/100 (\$59,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned VESTHUT LLC, it successors and assigns (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Spartan Invest, LLC (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:

Lot 8, Block 253, Town of Calera, as recorded by Resurvey of Original Survey, Town of Calera, in Plat Book 3, Page 123, 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.

Property Address: 1841 21st Avenue, Calera, AL 35040

\$0 of the Purchase Price was paid from the proceeds of a mortgage recorded 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, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 25 day of June, 2019.

VESTHUT LLC

By: [Signature]
Its: Bryan Green President

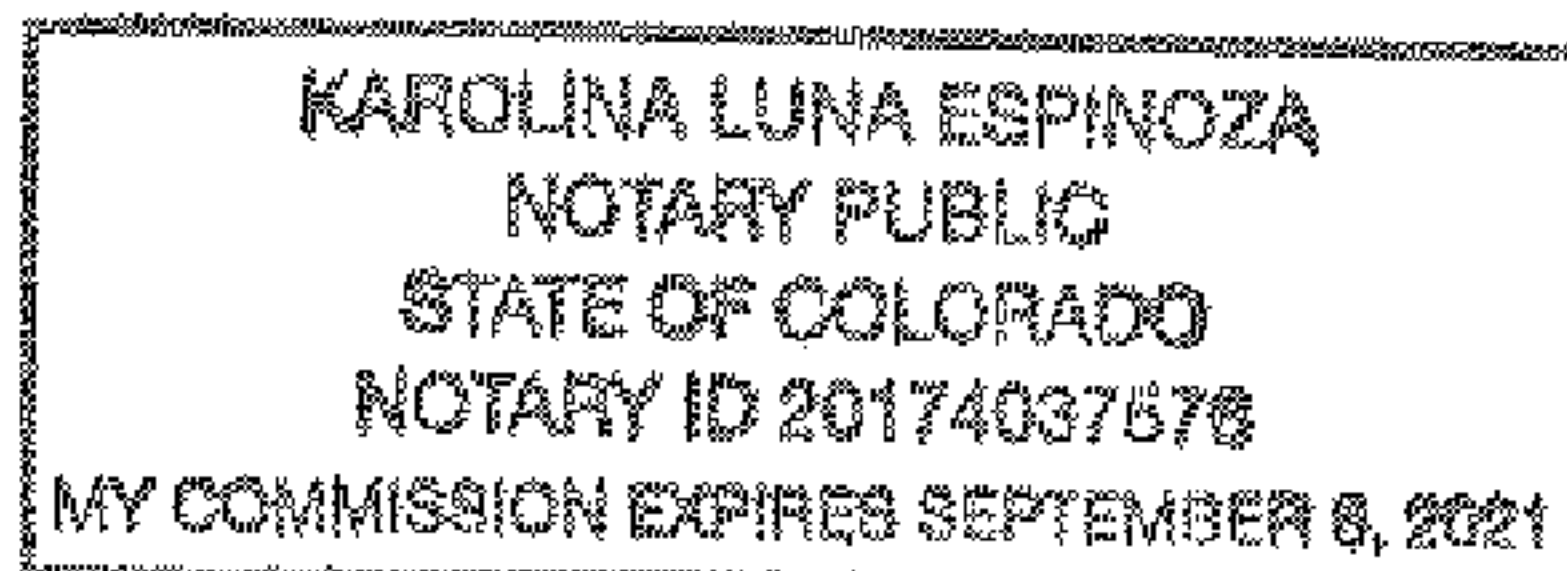
STATE OF Colorado
COUNTY OF Denver

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Bryan Green whose name as President of VESTHUT 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 as such Owner and with such authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of June, 2019.

Karolina Luna Espinoza
NOTARY PUBLIC:

My Commission Expires: 09/08/2021



Real Estate Sales Validation Form

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

Grantor's Name VESTHUT LLC
Mailing Address 1411 Cortez Street
Unit 21723
Denver, CO 80221

Grantee's Name Spartan Invest, LLC
Mailing Address 2015 3rd Avenue North
Birmingham, AL 35203

Property Address 1841 21st Avenue
Calera, AL 35040

Date of Sale 06/27/2019
Total Purchase Price \$ 59000.00
or
Actual Value \$

20190702000237920 07/02/2019 03:23:37 PM DEEDS 3/3 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 7/2/19

Print Jeff W. Parmer

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2019 03:23:37 PM
\$80.00 CHERRY
20190702000237920

Ann S. Byrd

Form RT-1