

20190703000239080
07/03/2019 10:56:45 AM
DEEDS 1/3

This instrument was prepared by:

Mary Stewart Nelson
400 Century Park South, #224
Birmingham, Alabama 35226

Send tax information to:

Wright Homes, Inc.
PO Box 429
McCalla, AL 35111

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of **Ten and No/100 Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I, the authorized representative of **Creekwater Development, LLC, an Alabama limited liability company** (herein referred to as "Grantor", whether one or more), grant, bargain, sell and convey unto **Wright Homes, Inc., an Alabama corporation** (herein referred to as "Grantee", whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 12-8-27-0-000-013.014

Property Address: 828 Highway 277, Helena, AL 35080

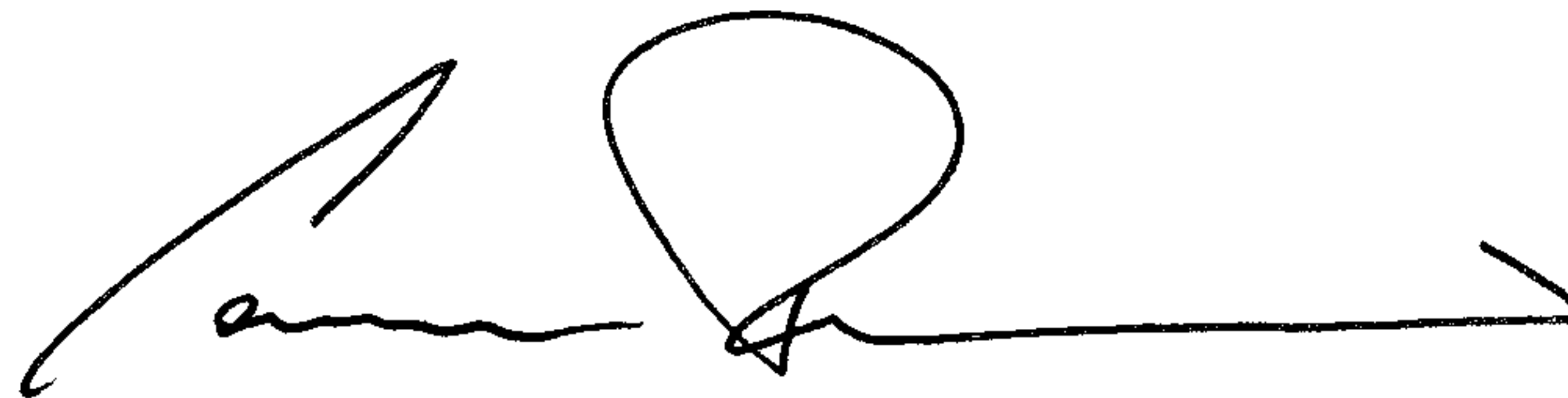
Legal Description: Lot 323, according to the Survey of Creekwater Phase 111A, as recorded in Map Book 46, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes or assessments for the year 2019 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, and rights of way of record.

Be it known that \$288,589.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

The Grantor covenants and agrees with the Grantee that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of Creekwater Development, LLC, which have not been modified or amended; that the property is free from encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantee, his, her or their heirs and assigns, against the lawful claims and demands of all persons.



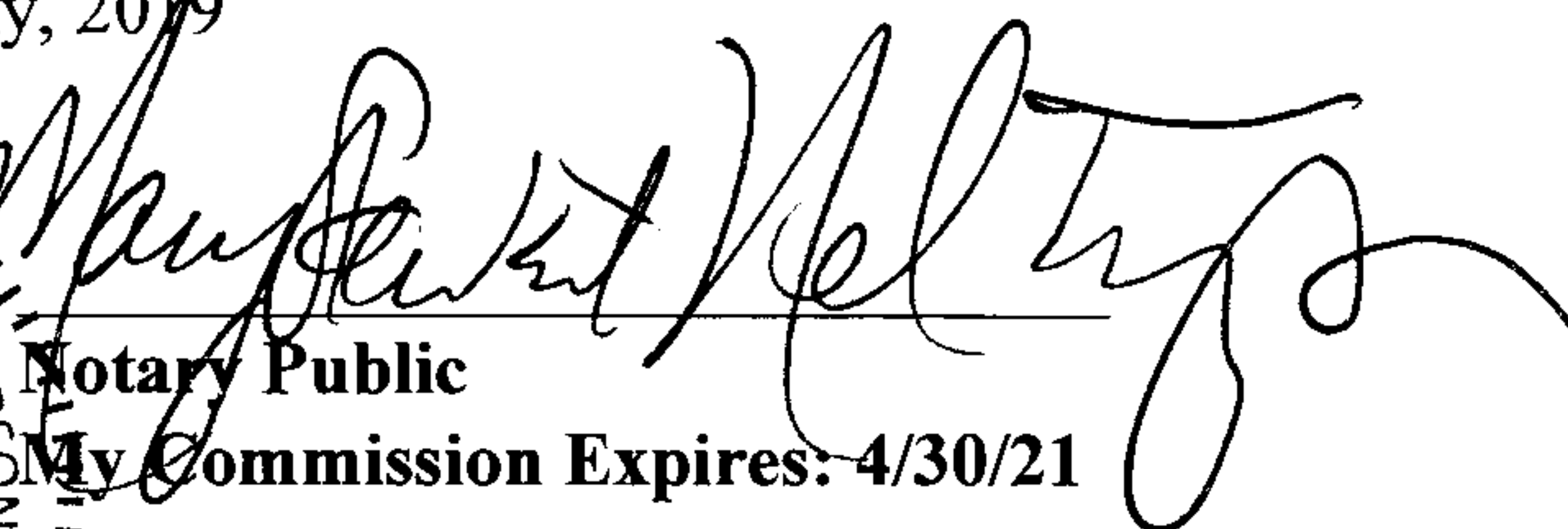
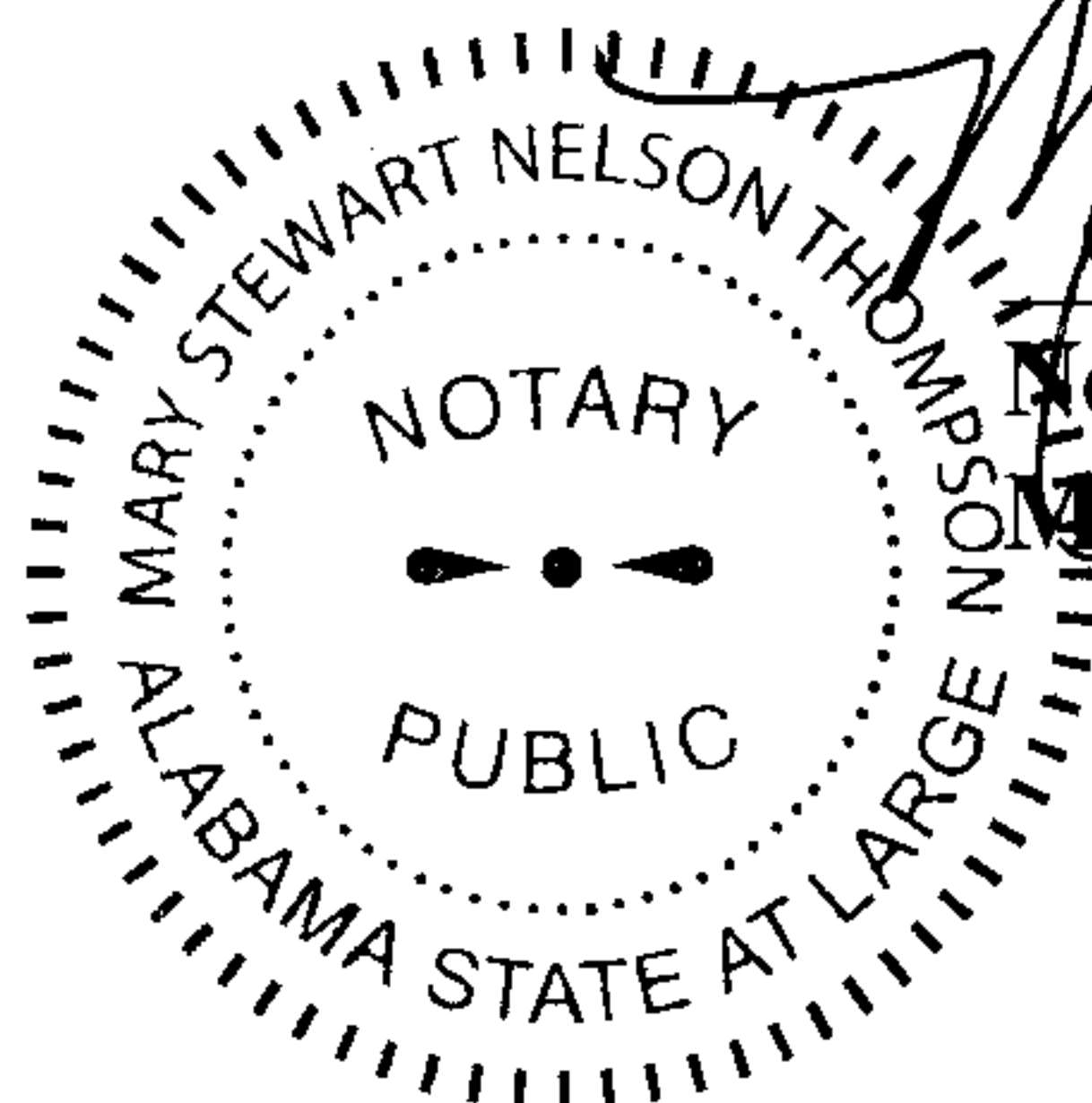
By: Connor Farmer
Title: Authorized Member

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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Connor Farmer, who serves as President of Creekwater Development, 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 conveyance, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 1st day of July, 2019



Notary Public
My Commission Expires: 4/30/21

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Creelwater Development

Grantee's Name
Mailing Address

Wright Hennes

Box 429
McCalla AL 35111

Property Address

828 Hwy 277
Helena AL 35080

Date of Sale

7-1-19

Total Purchase Price

\$ 60,000.00

or

Actual Value

\$

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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
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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.

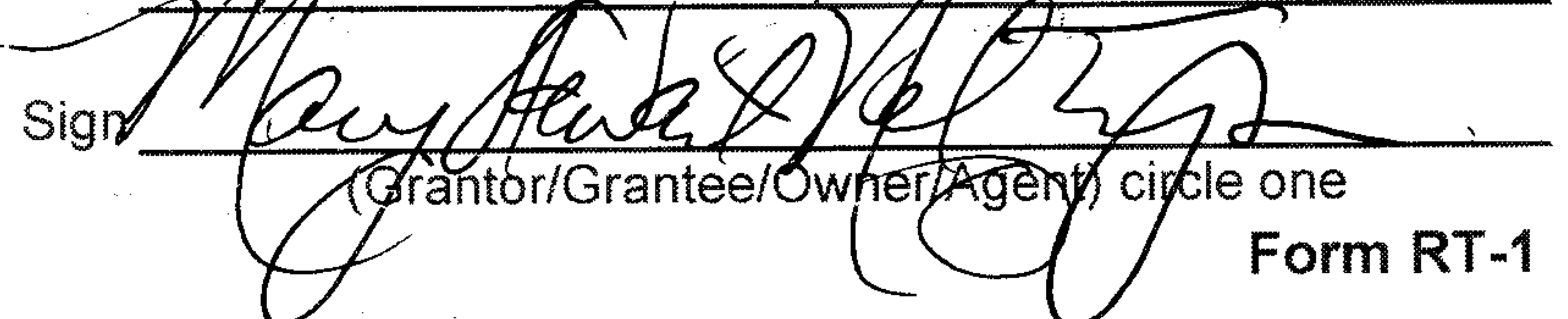
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 7-1-19

Print Mary Stewart Nelson Thompson

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2019 10:56:45 AM
\$22.00 CHERRY
20190703000239080

Ann S. Byrd

Form RT-1