

20190819000301410 1/3 \$77.50
Shelby Cnty Judge of Probate, AL
08/19/2019 10:58:50 AM FILED/CERT

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
J&J Properties, LLC
136 Mulberry Lane
Shelby, AL 35143

STATE OF ALABAMA
SHELBY COUNTY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIFTY SIX THOUSAND FIVE HUNDRED (\$56,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Teal Properties, L.L.C.**, an Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **J&J Properties, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the Southwest Corner of the Southwest ¼ of the Northwest ¼ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama; Thence North 89 degrees 29 minutes 00 seconds East, a distance of 2640 feet; Thence North 84 degrees 06 minutes 00 seconds East, a distance of 211.57 feet to the POINT OF BEGINNING: Thence North 84 degrees 22 minutes 00 seconds East, a distance of 85.02 feet; Thence South 12 degrees 21 minutes 57 seconds East, a distance of 151.02 feet; Thence South 84 degrees 22 minutes 00 seconds West, a distance of 105.09 feet; Thence North 04 degrees 43 minutes 42 seconds West, a distance of 150.00 feet to the POINT OF BEGINNING. To be known as Lot 1 Southside Baptist Church Subdivision.

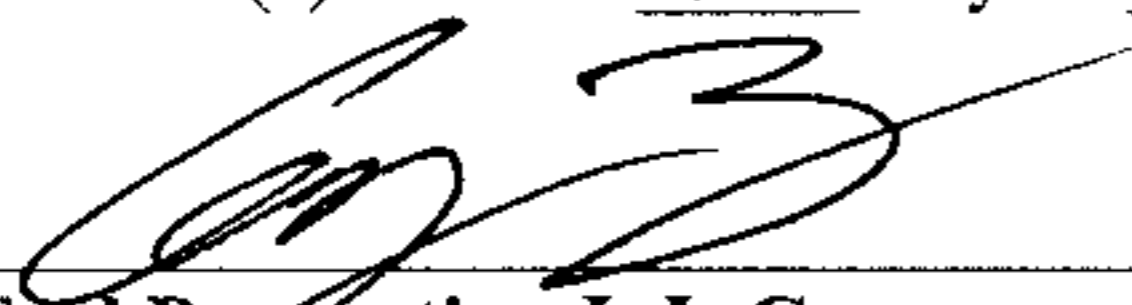
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, 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 hereinabove 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 heirs, 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 his/her/their hand(s) and seal(s) this the 15 day of August, 2019.



Teal Properties, L.L.C.
By: Thomas G. Burchfield, III
Its: Manager

STATE OF ALABAMA
SHELBY COUNTY


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SS:


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Thomas G. Burchfield, III whose name as Manager of **Teal Properties, L.L.C.**, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such manager and with full 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 15 day of August, 2019.

JUSTIN SMITHERMAN
Notary Public, Alabama State of 2019
My Commission Expires 11/18/21



Notary Public
My Commission Expires: 11/18/21


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Real Estate Sales Validation Form

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

Grantor's Name Teal Properties, LLC
Mailing Address 3460 Mountainwood Dr. SE
Birmingham, AL 35244

Grantee's Name J&J Properties, LLC
Mailing Address 136 Mulberry Lane
Shelby, AL 35143

Property Address 265 Melton St.
Montevallo, AL 35115

Date of Sale 08/15/2019
Total Purchase Price \$56,500.00
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
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.

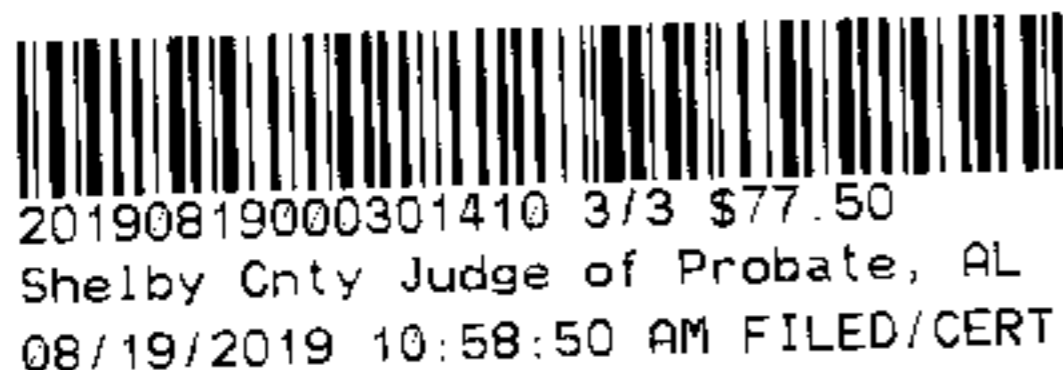
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 08/15/2019

Print Justin Smitherman

Unattested



Sign

Handwritten signature and circled text: (Grantor/Grantee/Owner/Agent) circle one