

mortgage in the amount of \$293,700 applies to the mortgage instrument # 20190417000126330

THIS INSTRUMENT PREPARED BY:

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

SEND TAX NOTICE TO:

Rusty Hosmer, Inc.
100 Corporate Woods Circle
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

That in consideration of FIVE HUNDREDDOLLARS and no/100 (\$500.00) and other good and valuable consideration, to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, HOSMER HOLDINGS, LLC, an Alabama Limited Liability Company (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto RUSTY HOSMER, INC. (herein referred to as GRANTEE), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 1, according to the Survey of Corporate Woods Circle, as recorded in Map Book 38, Page 73, in the Probate Office of Shelby County, Alabama, such survey being incorporated herein and made a part of this description:

- 1) Subject to ad valorem taxes for the current tax year and all subsequent years.
- 2) Also subject to existing ordinances, easements, restrictions, covenants, encumbrances, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its administrators, successors, and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.



20191204000448620 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/04/2019 01:52:21 PM FILED/CERT

IN WITNESS WHEREOF, said Grantor has hereunto set it's hand and seal
this the 29 day of March, 2019.

HOSMER HOLDINGS, LLC

BY: Tony L. Hosmer
ITS: President

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for said County in said State, do hereby certify that
Rusty Hosmer, whose name as Hosmer Holdings of
HOSMER HOLDINGS, LLC, is signed to the foregoing instrument, and who is known
by me, acknowledged before me on this day that, being informed of the contents of said
instrument, he/she, as such Member and with full authority, executed the
same voluntarily for and as the act of said company, on the day the same bears date.

Given under my hand and official seal this the 29th day of March, 2019.

R. Carter
Notary Public

My Commission Expires: 7-14-20



20191204000448620 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
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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 Hosmer Holdings LLC
Mailing Address 100 Corporate Woods Cr.
Alabaster, AL 35007

Grantee's Name Rusty Hosmer, Inc.
Mailing Address 100 Corporate Woods Cr.
Alabaster, AL 35007

Property Address 100 Corporate Woods Cr.
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price _____

\$ or

Actual Value

or

Assessor's Market Value \$ _____

\$ 293,700.00

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 11/22/19

Print Terry R Hosmer

Sign

Terry R Hosmer

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20191204000448620 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
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Form RT-1