

Send tax notice to:

Scott M. Shivers and Linda K. Shivers  
488 Bent Creek Trace  
Chelsea, AL 35043

This instrument prepared by:

Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF Shelby

**WARRANTY DEED**

**20191210000456500**  
**12/10/2019 01:27:16 PM**  
**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Eleven Thousand Nine Hundred and 00/100 Dollars (\$411,900.00) in hand paid to the undersigned, **Timeless Homes LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor") by Scott M. Shivers and Linda K. Shivers (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 84, according to the Survey of Bent Creek Subdivision, Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

\$ 391,300.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Timeless Homes, LLC an Alabama limited Liability Company, by Monty Bryant its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 5th day of December, 2019.

Timeless Homes, LLC,  
an Alabama limited Liability Company

By: Monty Bryant  
Monty Bryant  
Its: Managing Member

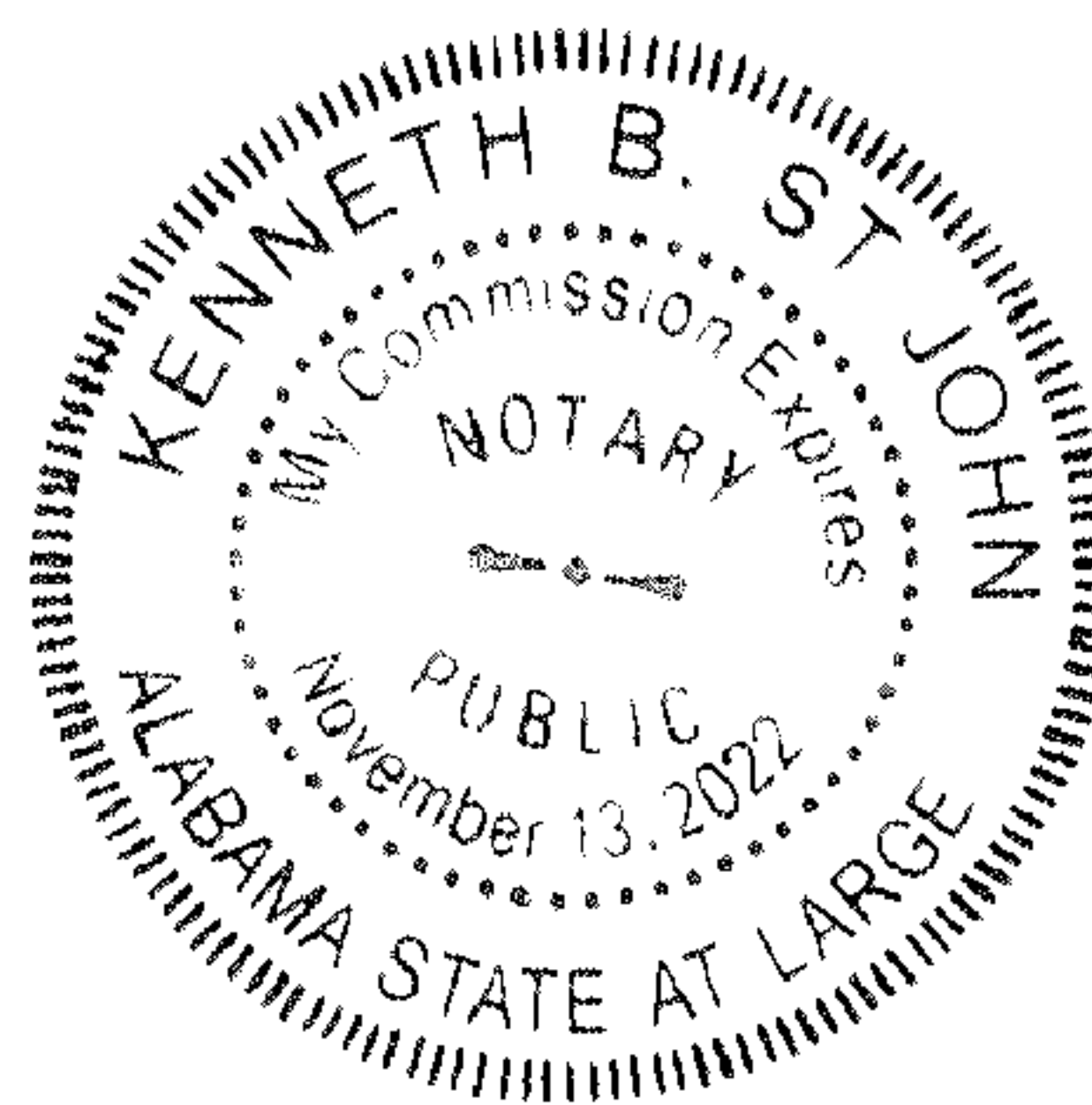
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Monty Bryant, whose name as Managing Member of Timeless Homes, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity 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 5<sup>th</sup> day of December, 2019.

Kenneth B. St. John  
Notary Public

Print Name: Kenneth B. St. John  
Commission Expires: 11/13/2022



**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Timeless Homes LLC</u>	Grantee's Name	<u>Scott M Shivers and Linda K Shivers</u>
Mailing Address	<u>121 High Hampton dr</u> <u>Pelham AL 35124</u>	Mailing Address	<u>488 Bent Creek Trace</u> <u>Chelsea AL 35043</u>
Property Address	<u>488 Bent Creek Trace</u> <u>Chelsea AL 35043</u>	Date of Sale	<u>12/5/2019</u>
		Total Purchase Price	<u>\$ 411,900</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 12-10-19 Print Skyler Murphy

Unattested \_\_\_\_\_ Sign [Signature]  
(verified by) (Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/10/2019 01:27:16 PM  
\$49.00 CHERRY  
20191210000456500

*Allen S. Boyd*