

WARRANTY DEED

20191216000465020
12/16/2019 02:23:15 PM
DEEDS 1/3

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Blue Line Empire LLC
112 Foliage View Road
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Twelve Thousand and no/100 Dollars (\$112,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **KUMBLA, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **BLUE LINE EMPIRE, LLC**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

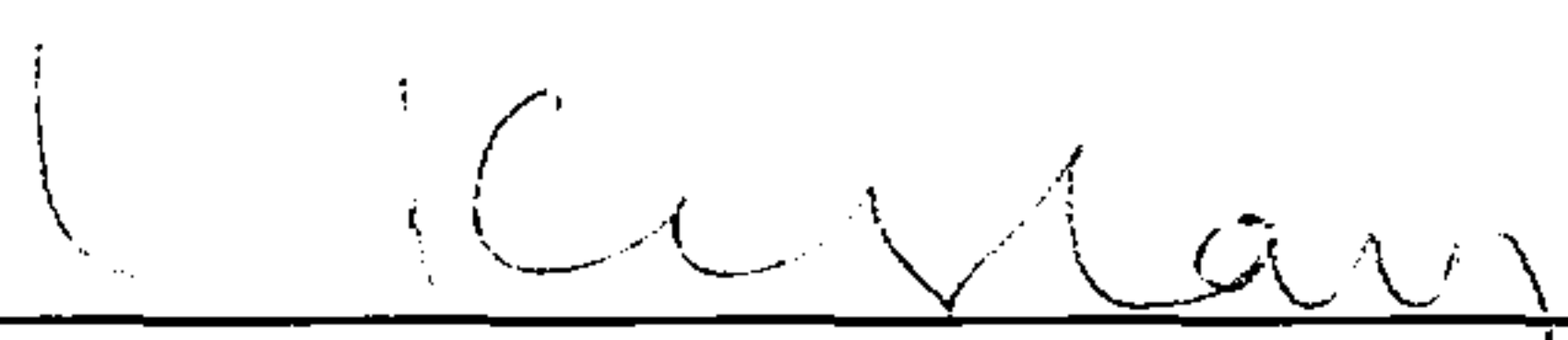
\$89,600.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

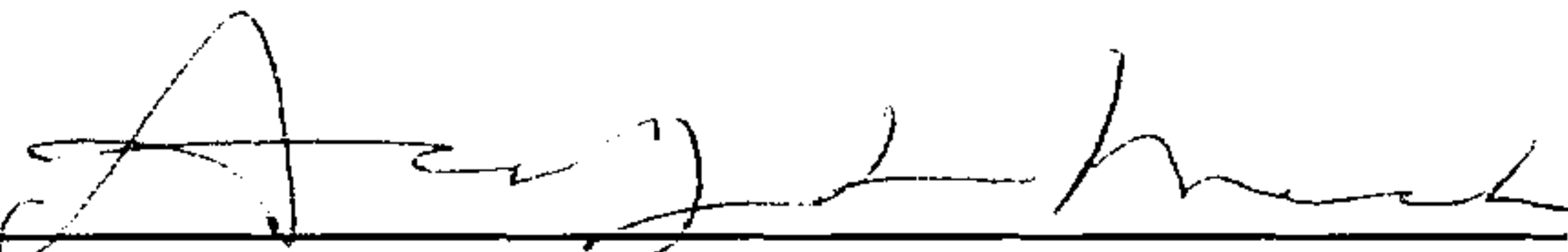
And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its 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.

In Witness Whereof, the said Grantor, by the undersigned, who are authorized to execute this conveyance, have hereunto set its signature and seal this 4th day of December, 2019.

Kumbla, LLC



BY: **Lakshmikantha Kumbla**
ITS: Member



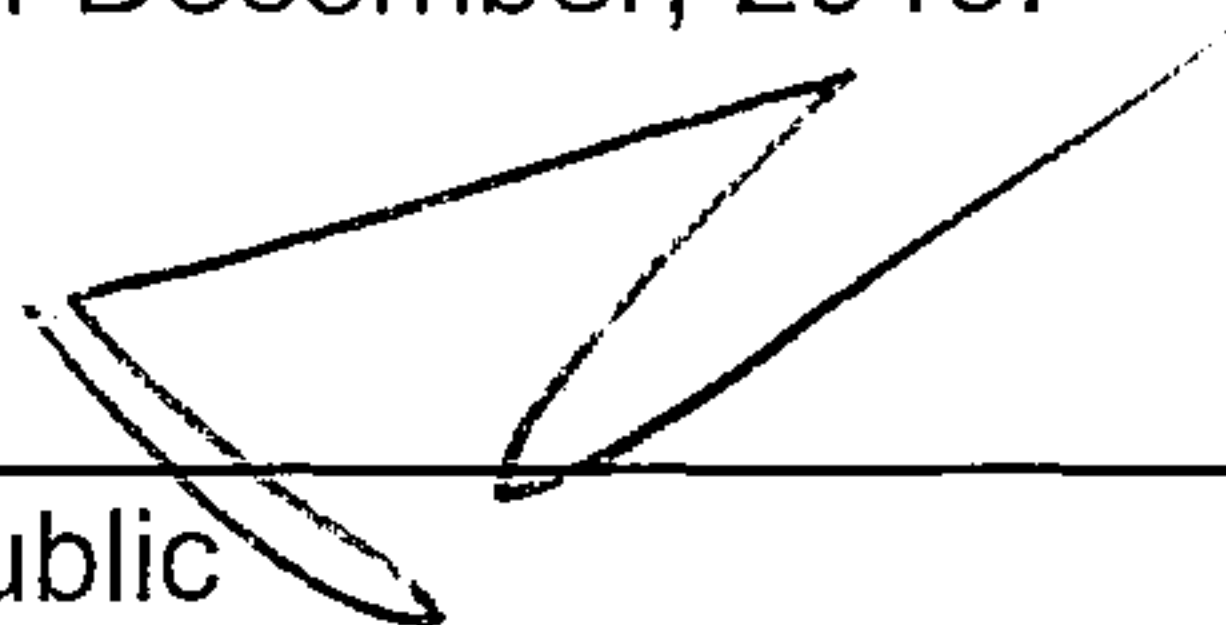
BY: **Anju L. Kumbla**
ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lakshmikantha Kumbla and Anju L. Kumbla**, whose name as **Members** of **Kumbla, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance they as such officers and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 4th day of December, 2019.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 31, 2021


Notary Public
My Commission Expires: 01/31/2021

Lot No. 101 as shown on map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Begin at the intersection of the southerly right of way line of 2nd Place and the westerly right of way line of Fallon Avenue, said right of way lines as shown on the Map of Dedication, Town of Siluria, Alabama; thence northwesterly along said right of way line of 2nd Place for 75.00 feet; thence 91 deg. 24 min. 30 sec. left and run southwesterly for 85.00 feet; thence 83 deg. 35 min. 30 sec. left and run southeasterly for 75.00 feet to a point on the westerly right of way line of Fallon Avenue; thence 91 deg. 24 min. 30 sec. left and run northeasterly along said right of way line of Fallon Avenue for 85.00 feet to the point of beginning.

AND

Lot 102 as shown on a map entitled "Property Line Map, Siluria Mills: prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the southerly right of way line of 2nd Place and the westerly right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 2nd Place for 75.00 feet to the point of beginning; thence 91 deg. 24 min. 30 sec. left and run Southwesterly for 85.00 feet; thence 91 deg. 24 min. 30 sec. right and run Northeasterly for 85.00 feet to a point on the Southerly right of way line of 2nd Place; thence 91 deg. 24 min. 30 sec. right and run Southeasterly along said right of way line of 2nd Place for 76.00 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL NUMBER: 23-1-02-3-001-022.000

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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	<u>Kumbla, LLC</u>	Grantee's Name	<u>Blue Line Empire LLC</u>
Mailing Address	<u>408 Vesclub Place</u> <u>Birmingham, AL 35216</u>	Mailing Address	<u>112 Foliage View Road</u> <u>Alabaster, AL 35007</u>
Property Address	<u>605 and 609 9th Court SW</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>December 4, 2019</u>
		Total Purchase Price \$	<u>112,000.00</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)

<u></u> Bill of Sale	<u></u> Appraisal
<u>X</u> Sales Contract	<u></u> Other <u></u>
<u>X</u> Closing Statement	<u></u>

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.

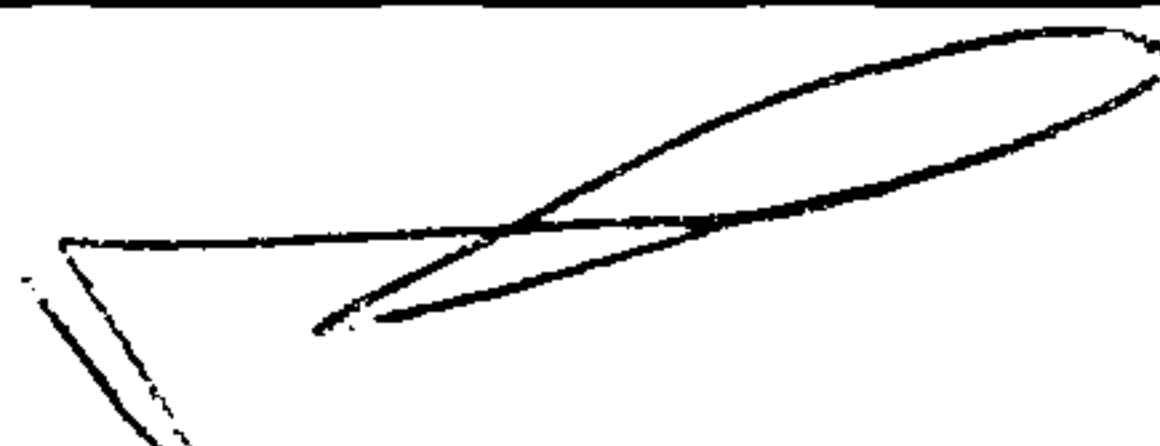
Date of Sale - the date on which interest to the property was conveyed.

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.

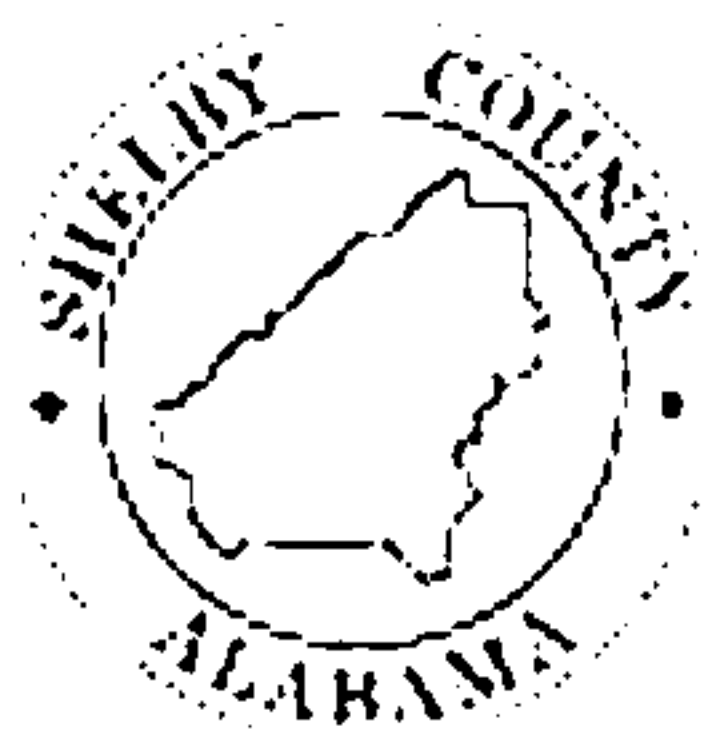
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 <u></u>	Print <u>B. CHRISTOPHER BATTLES</u>
<u></u> Unattested <u></u> (verified by)	Sign <u></u> (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
12/16/2019 02:23:15 PM
\$50.50 CHARITY
20191216000465020

Allen S. Bayl