

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
G & P Invest LLC
11 haemek st.
Hod-Hasharon
4526211 ISRAEL

20191230000480400
12/30/2019 09:28:01 AM
DEEDS 1/3

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FIFTEEN THOUSAND AND 00/100 and NO/100 (\$15,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Lakeshore Construction, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **G & P Invest LLC** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

Lot 43, according to the Survey of Courtyard Manor, a single family residential development, as recorded in Map Book 35, Page 144 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

Property Address: **297 Normandy Lane, Chelsea, AL 35043**

\$0.00 of the above-recited purchase price was paid from a mortgage loan
Closed simultaneously herein.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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 herein above 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 successors,, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 20th day of December, 2019.

LAKESHORE CONSTRUCTION, LLC

By: Lakeshore Environmental Contractors, Inc.
Its sole Member

By: W. Stanley Roth
W. Stanley Roth
Its President

Lakeshore Construction, LLC

By: _____
Its _____

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

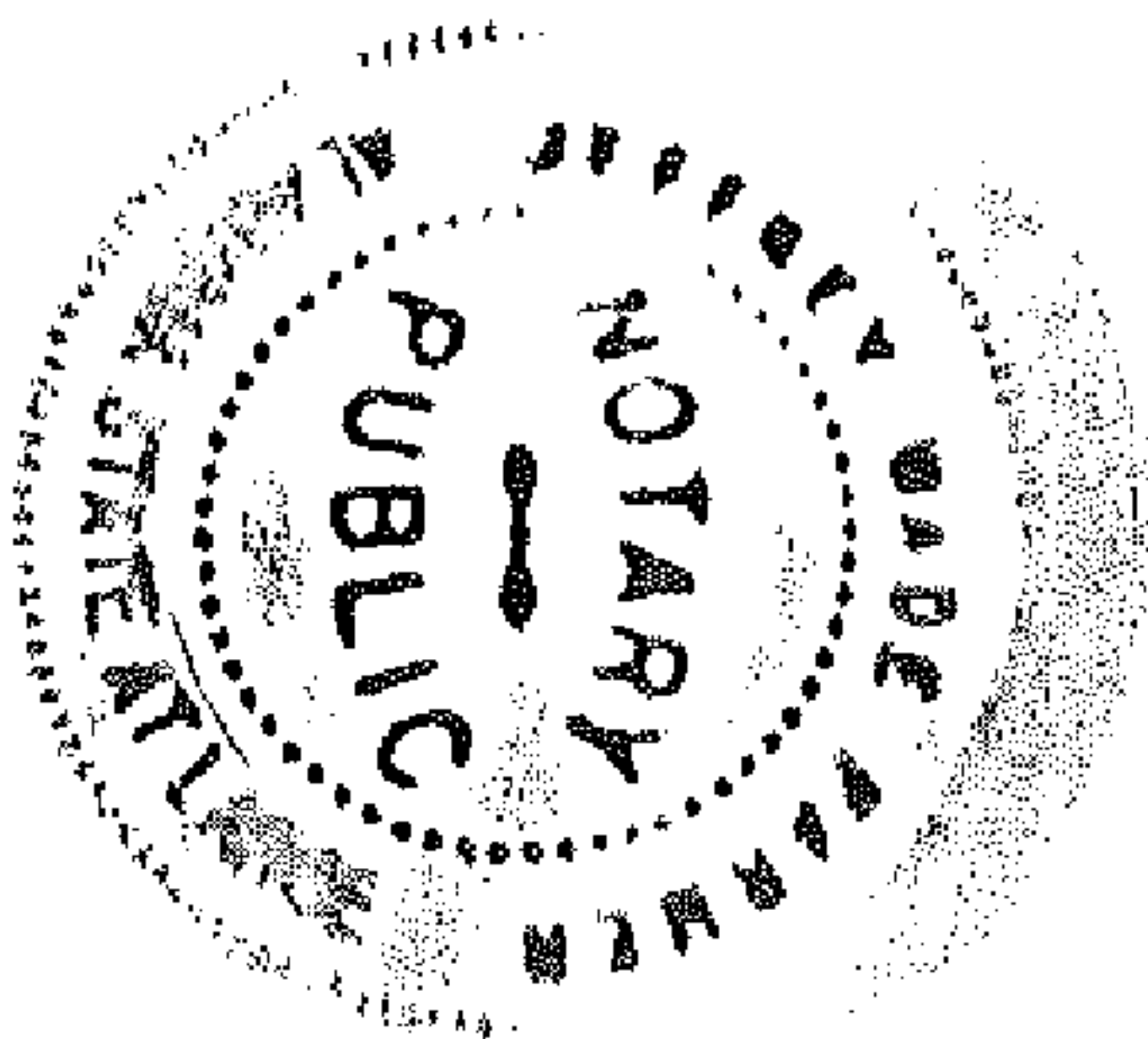
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that W. Stanley Roth whose name as President of Lakeshore Construction, LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name as such President and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of December, 2019.

Jeff W. Parmer
Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: 09/13/2020



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

Grantor's Name Lakeshore Construction, LLC
Mailing Address 281 Lyon Lane
Suite 105
Birmingham, AL 35211

Grantee's Name G & P Invest LLC
Mailing Address 11 haemek st.
Hod-Hasharon
4526211 ISRAEL

Property Address 297 Normandy Lane
Chelsea, AL 35043

Date of Sale 12/23/2019
Total Purchase Price \$ 15,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 12/27/19

Print Jeff W. Parmer

Unattested

Sign

(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
12/30/2019 09:28:01 AM
\$43.00 CHARITY
20191230000480400

Allen S. Bayl