

20200116000023030
01/16/2020 03:36:58 PM
DEEDS 1/4

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of the sum the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **GEORGE HOLLIS SEAL AND DELORES ANNE SEAL, Husband and Wife**, have granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Spartan Capital, LLC N/K/A 5 Star LLC, an Alabama limited liability company**, (hereinafter referred to as Grantee) the following described 30 foot tract of land situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NW Quarter of Section 33, Township 17 South, Range 1 East, thence run along the North line of said Quarter Section for a distance of 1435.05'; thence turn an interior angle of 179°50'33" to the left and run 15.54' thence turn an interior angle of 105°08'44" to the right and run 97.39' to the point of beginning; thence continue along the same line for a distance of 16.23'; thence turn an interior angle of 100°21'59" to the left and run 183.66'; thence turn an interior angle of 168°31'09" to the left and run 84.53'; thence turn an interior angle of 177°23'31" to the left and run 132.63'; thence turn an interior angle of 167°38'8" to the left and run 52.64'; to the end of said 30 foot wide tract of land. Containing +/- 14,094 square feet.

** See attached Ex-A **

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantors do hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and

privileges incident or appurtenant thereto, unto **Spartan Capital, LLC N/K/A 5 Star LLC**, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall pass to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, **GEORGE HOLLIS SEAL AND DELORES ANNE SEAL**, have caused this conveyance to be executed in their names and their seals affixed this the 16th day of January, 2020

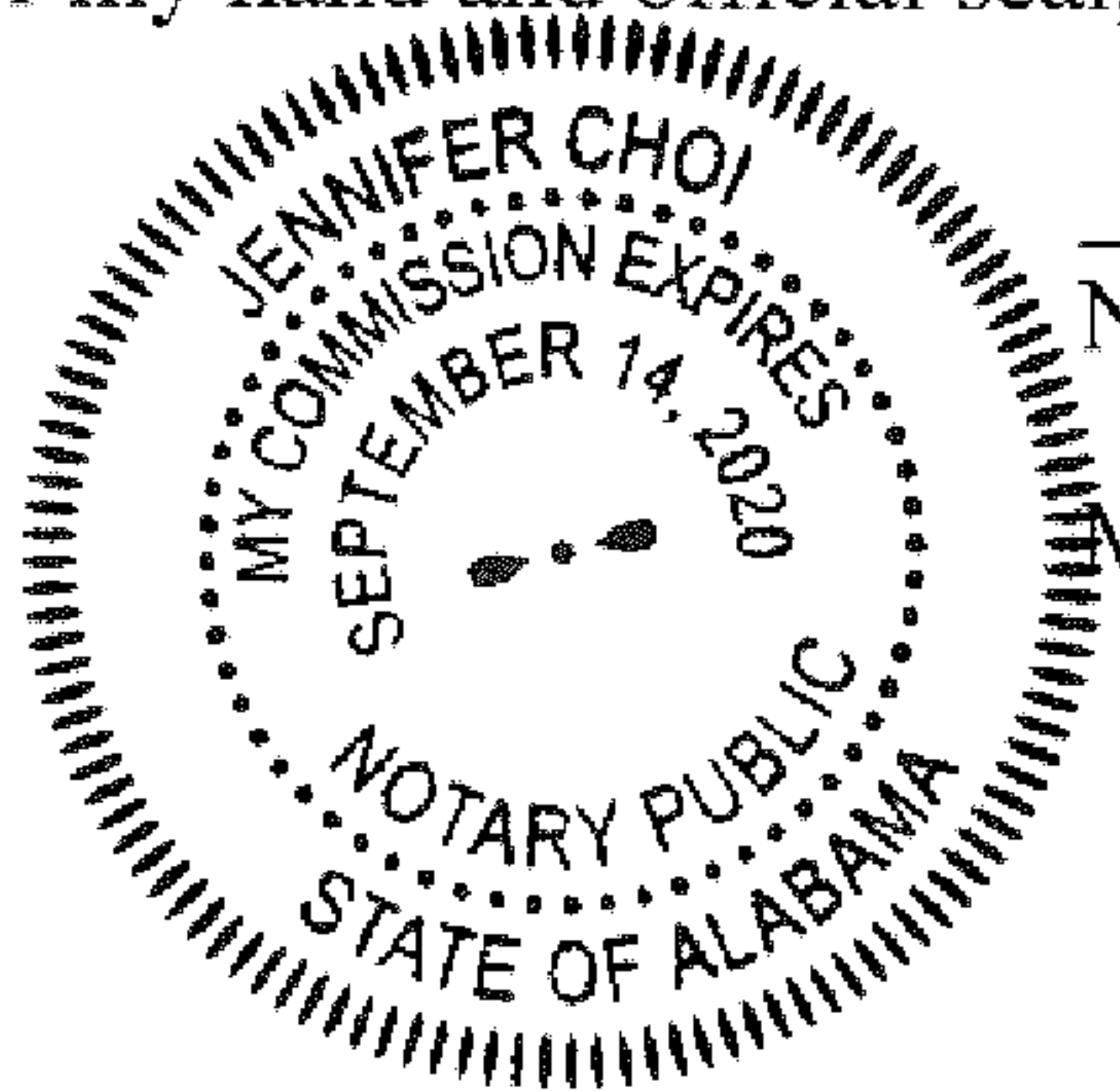
George Hollis Seal
GEORGE HOLLIS SEAL

Delores Anne Seal
DELORES ANNE SEAL

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that **GEORGE HOLLIS SEAL AND DELORES ANNE SEAL**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of January, 2020.



[Signature]
Notary Public

My Commission Expires: 9/14/2020

Real Estate Sales Validation Form

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

Grantor's Name George & Delores Seal
 Mailing Address 59180 HWY 25
Leeds, AL 35094

Grantee's Name 5 Star, LLC
 Mailing Address Attn: Randy Visser
4436 Galen Cove
Vestavia, AL 35242

Property Address 30' Tract of Land
See attached Exhibit "A"

Date of Sale Jan. 16, 2020
 Total Purchase Price \$4000.00
 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 AGREEMENT

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 01/16/2020

Print Burt Newsome

☐ Unattested

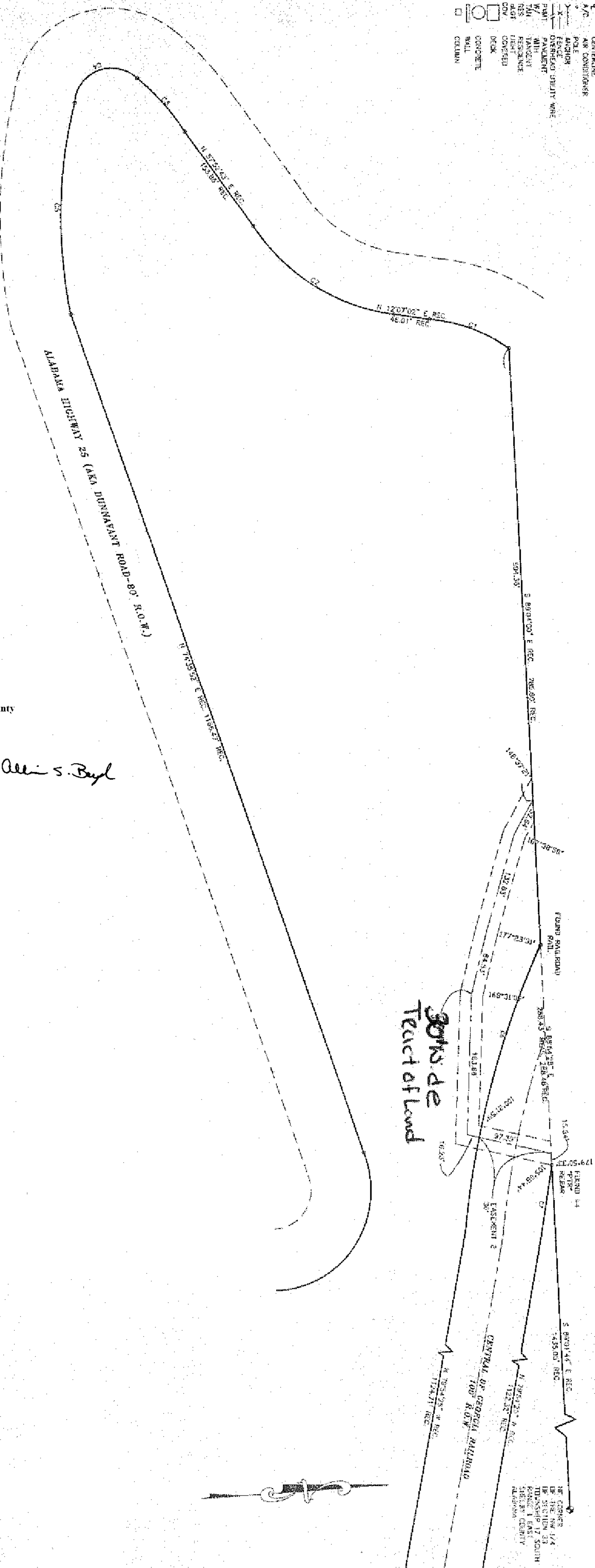
Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

CIRCUIT	ARC LENGTH	RADIUS	DETA. ANGLE	CHORD ELEMENT	CHORD LENGTH
C1	126.36	210.14	50°46'12"	N 23°18'53" E	111.62
C2	126.58	261.70	43°43'05"	N 35°33'38" E	219.97
C3	95.43	208.26	74°44'36"	N 62°46'33" E	95.05
C4	116.93	49.00	125°59'25"	N 19°16'02" N	87.74
C5	228.33	619.10	29°39'06"	N 64°46'50" W	277.94
C6	168.97	135.72	153°41'30"	N 7°05'41" W	168.55
C7	105.90	20126.97	072°03'42"	N 47°19'42" W	105.95



John de
Trect of Land

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/16/2020 03:36:58 PM
\$35.00 CHARITY
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Allen S. Bayal

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