

20200415000146200
04/15/2020 07:53:23 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Bridgetopia, LLC
2084 Valleydale Rd.
Birmingham, AL 35244

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
TS1900057F

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Scenic View Townhomes, LLC, an Alabama limited liability company**, whose address is 120 Bishop Circle, Pelham, AL 35124(hereinafter "Grantor", whether one or more), by **Bridgetopia LLC, a Delaware limited liability company**, whose address is 2084 Valleydale Rd., Birmingham, AL 35244 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 228, 375, 376, 381 and 382, according to the Survey of The Village at Polo Crossings Sector I, as recorded in Map Book 39, Page 42 A-C, in the Probate Office of Shelby County, Alabama.

PROPERTY ADDRESSES:

581 Polo Way, Chelsea, AL 35043; 452 Polo Way, Chelsea, AL 35043; 448 Polo Trace, Chelsea, AL 35043; 424 Polo Trace, Chelsea, AL 35043; 420 Polo Trace, Chelsea, AL 35043

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

\$585,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said

premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its signature and seal on this 23rd day of March, 2020.

Scenic View Townhomes, LLC,
an Alabama limited liability company

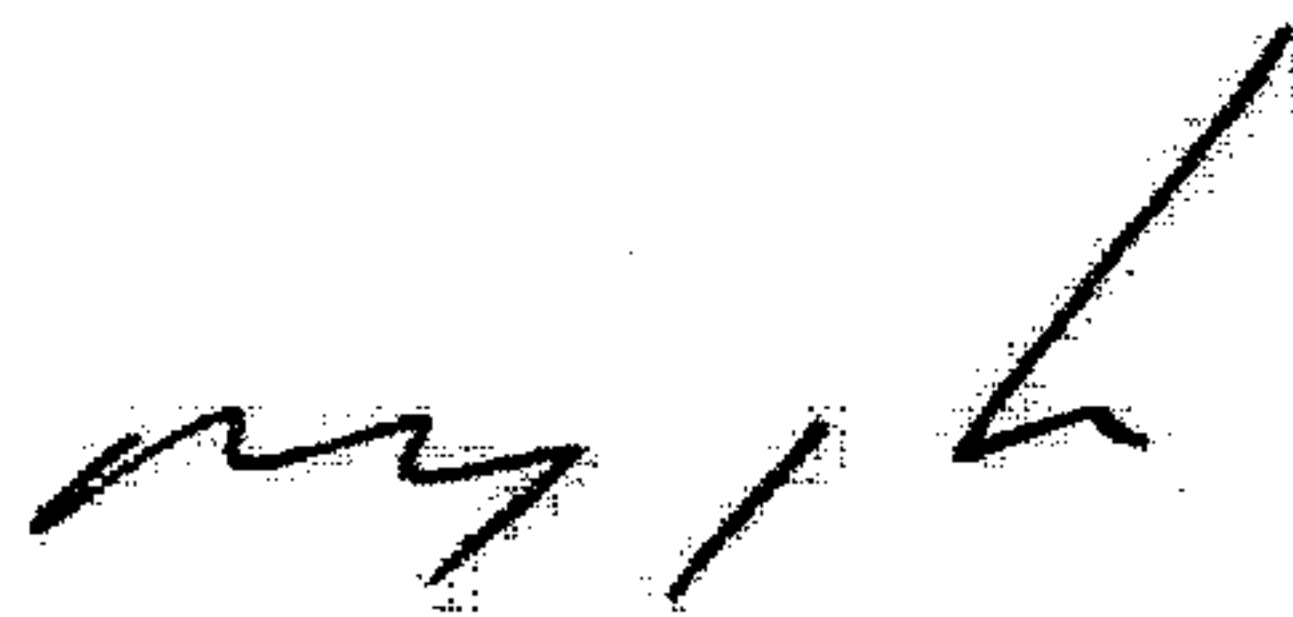


By Connor Farmer Its: Member

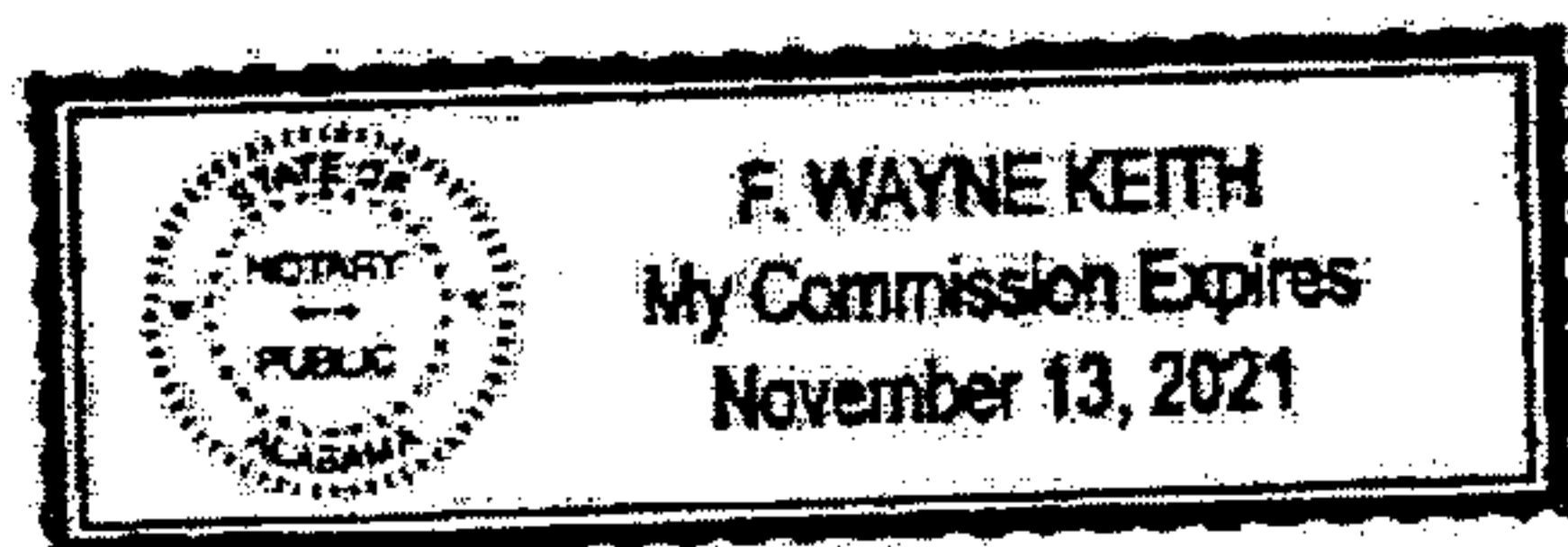
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose name as Member of Scenic View Townhomes, LLC, an Alabama limited liability company, whose name 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 conveyance he, in his capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 23rd day of March, 2020.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2020 07:53:23 AM
\$289.50 CHERRY
20200415000146200

Allen S. Bayl