  
20200423000159010 1/3 \$46.00  
Shelby Cnty Judge of Probate, AL  
04/23/2020 01:34:13 PM FILED/CERT

Send Tax Notice To:  
Showtime Properties, LLC  
171 Big Rock Drive  
Calera, Alabama 35040

*DEED PREPARED WITHOUT BENEFIT OF TITLE OR SURVEY*

**General Warranty Deed**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF EIGHTEEN THOUSAND and No/100 DOLLARS (\$18,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JUST ME CONSTRUCTION, LLC, an Alabama limited liability company** (herein referred to as Grantor), does grant, bargain, sell and convey unto **SHOWTIME PROPERTIES, LLC, an Alabama limited liability company**, (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

**Commence at the NW Corner of the NE ¼ of the NE ¼ of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama; thence N 90° 00' 00" East for a distance of 1086.87'; thence S 01° 48' 06" East for a distance of 728.52 to the POINT OF BEGINNING; thence continue S 01° 48' 06" East for a distance of 210.00' to the Northerly R.O.W. line of Orangewood Circle; thence S 66° 13' 08" W and along said R.O.W line for a distance of 224.02; thence N 01° 48' 06" W and leaving said R.O.W. line for a distance of 210.00'; thence N 66° 13' 08" E for a distance of 224.02' to the POINT OF BEGINNING.**

**Said parcel containing 1.00 acres, more or less.**

**The above Property is conveyed subject to:**

1. the lien of ad valorem and similar taxes for 2020 and subsequent years not yet due and payable;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights;
3. Permits, restrictions, easements and rights of way of record; and
4. Any and all matters of record;

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its successors and assigns, forever .

Grantor, for himself, his successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **SHOWTIME PROPERTIES, LLC**, its successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 10 day of April 2020.

**JUST ME CONSTRUCTION, LLC**

Nicholas E. Casey

By: Nicholas E. Casey  
Its: Sole Member

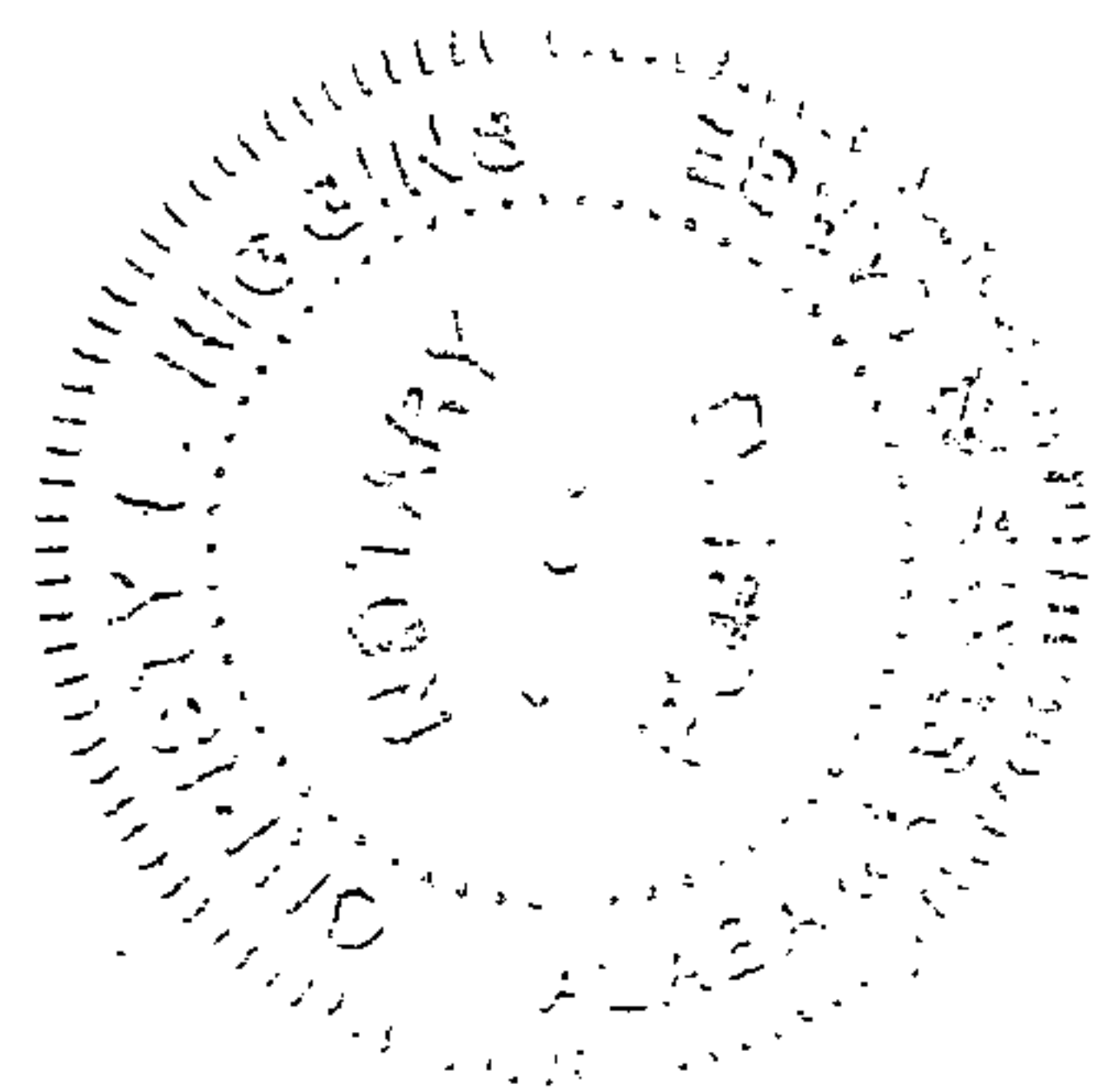
STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that NICHOLAS E. CASEY, whose name as Sole Member of JUST ME CONSTRUCTION, LL., an Alabama limited liability company, 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 as such Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of April, 2020.

Christy L. Hooper  
NOTARY PUBLIC

My commission expires: **MY COMMISSION EXPIRES JUNE 27, 2020**



20200423000159010 2/3 \$46.00  
Shelby Cnty Judge of Probate, AL  
04/23/2020 01:34:13 PM FILED/CERT



## Real Estate Sales Validation Form

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

Grantor's Name Just Me Construction, LLC  
Mailing Address 100 Oxmoor  
Suite 110  
Birmingham, Alabama 35209

Grantee's Name Showtime Properties, LLC  
Mailing Address 171 Big Rock Drive  
Calera, Alabama 35040

Property Address Orangewood Circle  
Calera, Alabama 35040

Date of Sale April 10, 2020  
Total Purchase Price \$18,000.00

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 4/10/2020

Print Billy Franklin

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

eForms

20200423000159010 3/3 \$46.00  
Shelby Cnty Judge of Probate, AL  
04/23/2020 01:34:13 PM FILED/CERT

Form RT-1