

This Instrument was Prepared by:  
Stuart J. Garner.  
Stuart J. Garner, LLC  
1400 Urban Center Drive  
Suite 470  
Vestavia Hills, AL 35242  
File No.: 2020130

Send Tax Notice To: Michael J. Maynor  
134 Mayfair Lane  
Calera, AL 35080

## CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Four Thousand Five Hundred Dollars and No Cents (\$134,500.00)**, to the undersigned Grantor, **Laird & Orr Holdings, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Michael J. Maynor**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 134 Mayfair Lane, Calera, AL 35040**; to wit:

**LOT 215, ACCORDING TO THE AMENDED MAP OF FINAL PLAT OF CAMDEN COVE, SECTOR 6, AS RECORDED IN MAP BOOK 30, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Subject To:**

1. **Property Taxes for 2020, and subsequent years.**
2. **Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 282, Page 306, in the Probate Office of Shelby County, Alabama.**
3. **Right of Way to Shelby County, Alabama, recorded in Deed Volume 251, Page 131.**
4. **Declaration of Protective Covenants as recorded in Inst. #20040908000499580, amended in Inst. #20050708000342360, further amended in Inst. #20080402000132960.**
5. **Declaration of Protective Covenants as recorded in Inst. #20041006000552490, amended in Inst. #20050708000342350, further amended in Inst. #20050402000132950, further amended in Inst. #20080402000132970, in the Probate Office of Shelby County, Alabama.**
6. **Easement to Alabama Power Company recorded in Inst. #2008022500075040.**
7. **Grant of Land Easement with Restrictive Covenants recorded in Inst. #20061212000602760,**
8. **Building Line(s), Easements and Restrictions, as shown by subdivision plat recorded in Map Book 30, Page 54, in the Probate Office of Shelby County, Alabama.**

**\$137,373.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

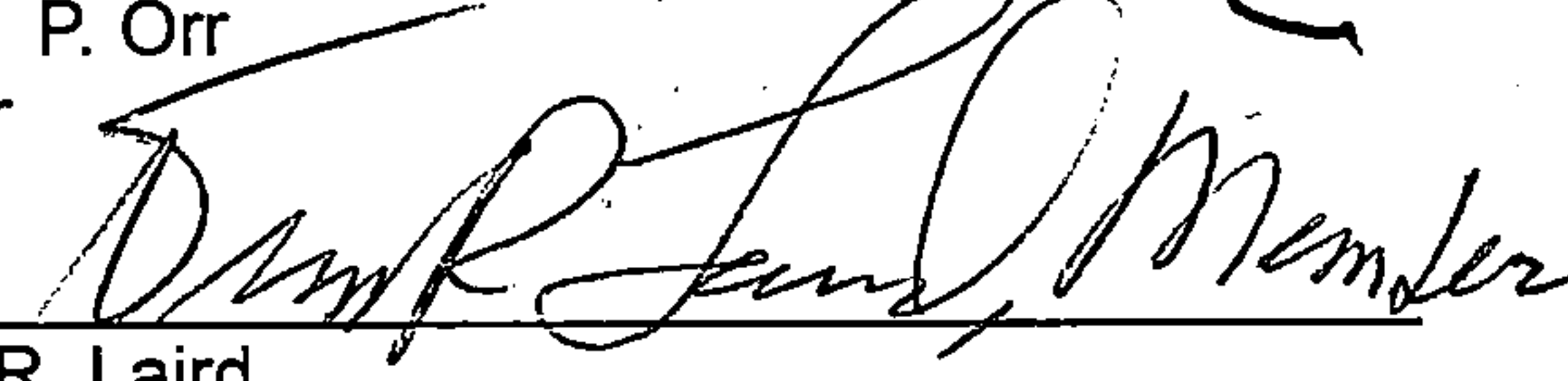
IN WITNESS WHEREOF, the said Grantor, by its Member, Michael P. Orr and Dennis R. Laird, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of April, 2020.



20200507000180500 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
05/07/2020 03:01:14 PM FILED/CERT

LAIRD & ORR HOLDINGS, LLC

  
Michael P. Orr  
Member

  
Dennis R. Laird  
Member


State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for said County in said State, hereby certify that Michael P. Orr, Member of Laird & Orr Holdings, 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 17th day of April, 2020.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Stuart J. Garner  
My Commission Expires August 19, 2021

  
20200507000180500 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
05/07/2020 03:01:14 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 Laird & Orr Holdings, LLC  
 Mailing Address 4561 McGill Terrace  
Hoover, AL 35226

Grantee's Name Michael J. Maynor  
 Mailing Address 134 Mayfair Lane  
Calera, AL 35080

Property Address 134 Mayfair Lane  
Calera, AL 35040

Date of Sale April 17, 2020  
 Total Purchase Price \$134,500.00  
 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 of 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 April 15, 2020

Print Laird & Orr Holdings, LLC

**Unattested**

*[Signature]*  
 (verified by)

Sign *[Signature]*  
 (Grantor/Grantee/Owner/Agent) circle one

