

20200518000196820
05/18/2020 03:22:03 PM
DEEDS 1/4

Send tax notice to:
Cottonwood Homes, LLC
138 Marlstone Dr
Helena AL 35080

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Eight Thousand One Hundred Twenty-Five Dollars (\$88,125.00) in hand paid to the undersigned, Daniel Howell, a married man and Jacob Tubbs, a married man (hereinafter referred to as "Grantors"), by Cottonwood Homes, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Final Plat of Nottingham Townhomes, as recorded in Map Book 33, Page 111, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject property is not the homestead of the grantors nor their respective spouses.

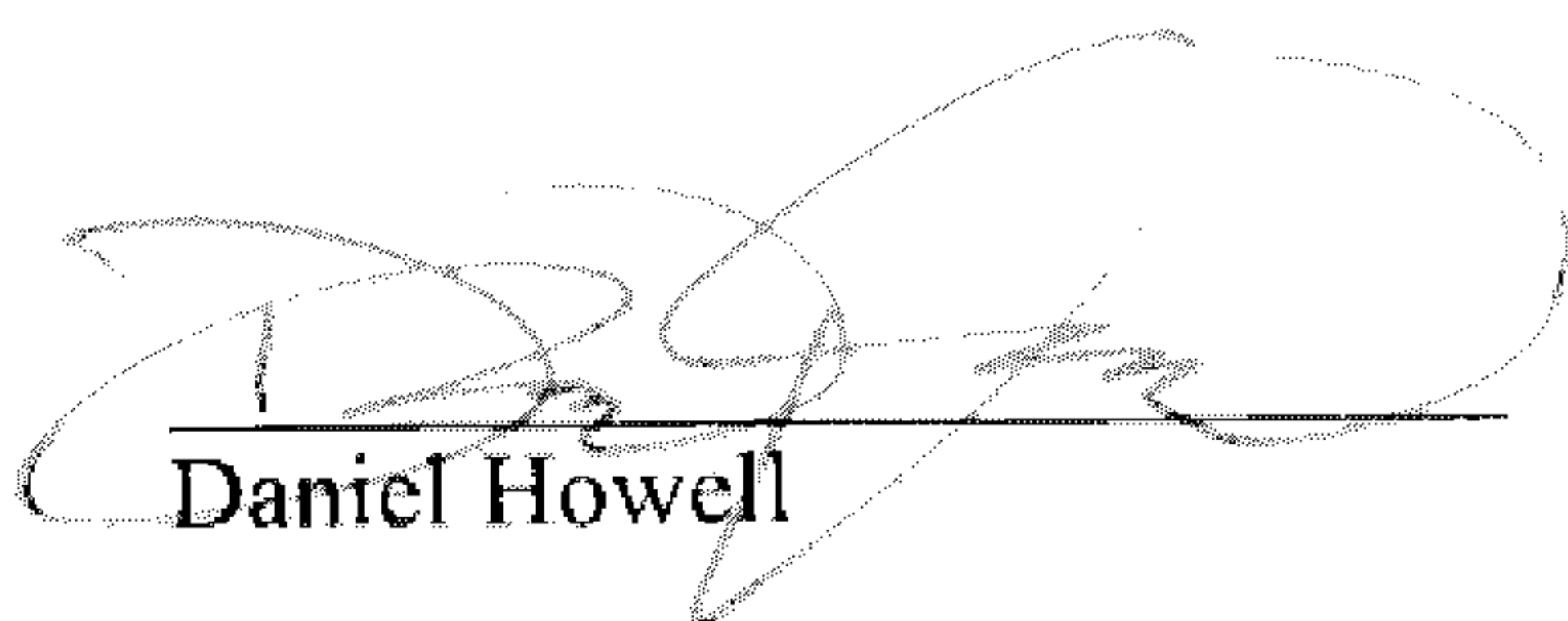
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

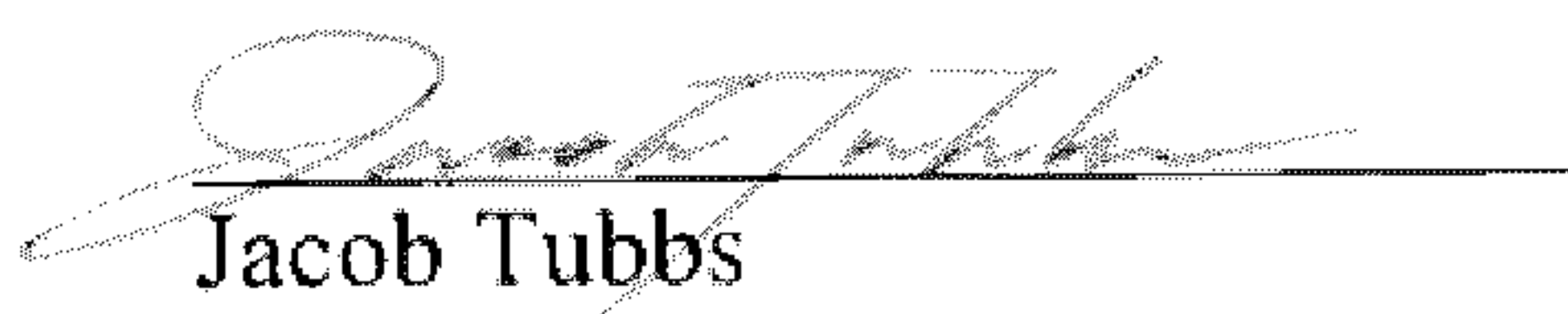
\$88,125.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and
assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 24th day of April 2020

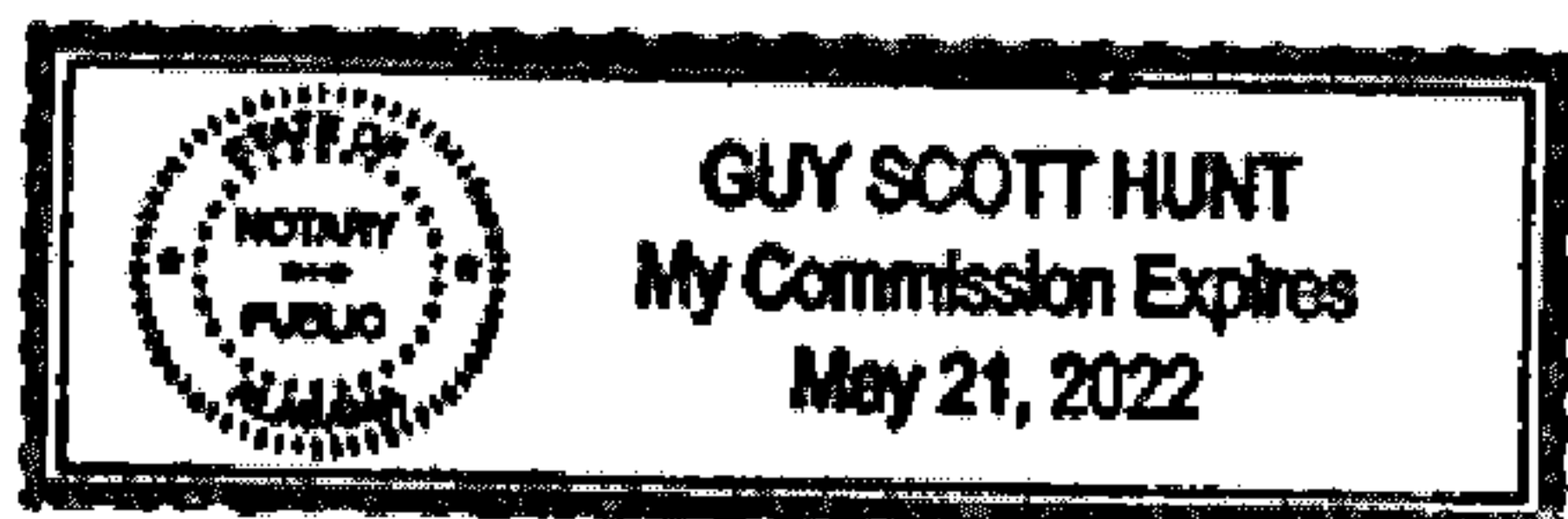

Daniel Howell


Jacob Tubbs

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Howell, a married man and Jacob Tubbs, a married man, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of April 2020.




Notary Public
Print Name: Guy Hunt
Commission Expires: 5/21/2022

Exhibit A

Lot 4, according to the Final Plat of Nottingham Townhomes, as recorded in Map Book 33, Page 111, in the Office of the Judge of Probate of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Daniel Howell
138 Marlstone DR
Helena AL 35080

Grantee's Name
Mailing Address

Cottonwood Homes LLC
138 Marlstone DR
Helena AL 35080

Property Address

122 Little John Circle
Catara AL 35040

Date of Sale

4/24/2020

Total Purchase Price

\$ 98,125.00

or

Actual Value

\$

or

Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/18/2020 03:22:03 PM
\$32.00 CHERRY
20200518000196820

Ann S. Byrd

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

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

4/24/2020

Print

Daniel Howell

Sign

[Signature]

☐ I attest

(If seller/grantee/owner/Agent) circle one