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06/08/2020 01:58:28 PM
DEEDS 1/4

This instrument prepared by:
Melissa Kessler Smith
Smith Kessler Smith, LLC
1550 West 2nd Street, Suite A4
Gulf Shores, Alabama 36542

SEND TAX NOTICE TO:
Valor Communities, LLC
Attention: Kreg Parker
160 Whitney Street
Fayetteville, GA 30214

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **SIX HUNDRED SIX THOUSAND SEVEN HUNDRED TWENTY AND 00/100 DOLLARS (\$606,720.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Alamerica Bank** (hereinafter Grantor), does hereby grant, bargain, sell and convey unto **Valor Communities, LLC** (hereinafter Grantee), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

NOTE: \$454,0000.00 of the above sales price was secured by a purchase money mortgage executed and recorded simultaneously herewith.

Parcel I:

Begin at the Southeast corner of Lot 28, Grandview Garden and Townhomes First Addition, as recorded in Map Book 26, Page 16 in the Shelby County Probate Office, Shelby County, Alabama; thence run South 89 degrees 01 minutes 03 seconds East along the South line of the NW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 3 West for 539.39 feet to a found 1/2" rebar being the Southeast corner of said 1/4 - 1/4; thence run North 80 degrees 27 minutes 48 seconds East for 777.49 feet to a cap rebar on the Westerly right-of-way of Shelby County Road 80; said point being situated on a curve to the right, having a central angle of 9 degrees 50 minutes 48 seconds, a radius of 613.37 feet; thence run along the arc of said curve and right-of-way for 105.37 feet to the end of said curve; thence run North 20 degrees 27 minutes 24 seconds West along said right-of-way for 487.60 feet to the Point of Beginning of a curve to the left, having a central angle of 25 degrees 41 minutes 17 seconds, a radius of 1392.53 feet; thence run along the arc of said curve and right-of-way for 624.33 feet; thence departing said right-of-way, run South 40 degrees 32 minutes 29 seconds West for 374.88 feet; thence run North 50 degrees 01 min 48 seconds West for 380.00 feet; thence run North 17 degrees 18 minutes 11 seconds West for 365.00 feet to a point on the Southerly right-of-way line of Butler Road (Shelby County Road 12), said point being situate on a curve to the right, having a central angle of 29 degrees 32 minutes 08 seconds, a radius of 1016.96 feet; thence run along the arc of said curve for 524.23 feet to a found cap rebar, being the Northeast corner of Lot 133 of said Grande View Garden and Townhomes; thence run South 4 degrees 48 minutes 59 seconds East, along the Easterly lines of Lots 127 thru 133 for 405.77 feet to the Northwest corner of Lot 124, of said subdivision; thence run South 60 degrees 15 minutes 38 seconds East along the Northerly line of said Lot 124 for 43.36 feet to the Northwest corner of Lot 123 of said subdivision; thence run North 72 degrees 28 minutes 28 seconds East along the Northerly lines of Lots 121 thru 123,

for 150.87 feet to the Northeast corner of Lot 121 of said subdivision; thence run South 22 degrees 43 minutes 56 seconds East along the Easterly line of said Lot 121 for 127.08 feet; said point being situated on a curve to the right having a central angle of 3 degrees 03 minutes 03 seconds, and a radius of 624.75 feet; thence run along the arc of said curve for 33.27 feet; thence run South 19 degrees 41 minutes 35 seconds East along the Easterly line of a 50 foot right-of-way and the Easterly line of Lot 85 of said subdivision for 170.80 feet to the Southeast corner of said Lot 85; thence run South 77 degrees 26 minutes 24 seconds West along the South line of said Lot 85 for 41.81 feet to the Northeast corner of Lot 72 of said subdivision; thence run South 9 degrees 18 minutes 44 seconds East along the Easterly line of Lot 72 for 106.80 feet to a point situated on a curve to the right having a central angle of 02 degrees 21 minutes 26 seconds a radius of 625.00 feet; thence run along the arc of said curve for 25.71 feet; thence run South 6 degrees 57 minutes 18 seconds East along the Easterly line of a 50 foot right-of-way and the Easterly line of Lot 51 of said subdivision for 171.93 feet to the Southeast corner of said Lot 51; thence run South 78 degrees 13 minutes 38 seconds West for 2.67 feet to the Northeast corner of Lot 38 of said subdivision; thence run South 1 degree 14 minutes 38 seconds East along the Easterly line of said Lot 38 for 108.86 feet to a point situated on a curve to the right having a central angle of 1 degree 48 minutes 37 seconds and a radius of 525.46 feet; thence run along the arc of said curve for 16.60 feet; thence run South 00 degrees 28 minutes 35 seconds East along the Easterly line of a 50 foot right-of-way, and the Easterly line of Lot 28, of said subdivision for 311.61 feet to the Point of Beginning.

Parcel II:

Commence at the Southeast corner of Lot 28, Grande View Garden and Townhomes First Addition, as recorded in Map Book 26, Page 16 in the Shelby County Probate Office, Shelby County, Alabama; thence run South 89 degrees 01 minute 03 seconds East along the South line of the NW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 3 West, for 539.39 feet to a found 1/2" rebar being the Southeast corner of said 1/4 - 1/4; thence run North 80 degrees 27 minutes 48 seconds East for 777.49 feet to a cap rebar on the Westerly right-of-way of Shelby County Road 80; said point being situated on a curve to the right, having a central angle of 9 degrees 50 minutes 48 seconds and a radius of 613.37 feet; thence run along the arc of said curve and right-of-way for 105.37 feet to the end of said curve; thence run North 20 degrees 27 minutes 24 seconds West along said right-of-way for 487.60 feet to the Point of Beginning of a curve to the left, having a central angle of 25 degrees 41 minutes 17 seconds and a radius of 1392.53 feet; thence run along the arc of said curve and right-of-way for 624.33 to the Point of Beginning; thence departing said right-of-way, run South 40 degrees 32 minutes 29 seconds West for 374.88 feet; thence run North 50 degrees 01 minutes 48 seconds West for 380.0 feet; thence run North 17 degrees 18 minutes 11 seconds West for 365.00 feet to a point on the Southerly right-of-way line of Butler Road (Shelby County Road 12), said point being situated on a curve to the left, having a central angle of 6 degrees 53 minutes 50 seconds and a radius of 1016.99 feet; thence run along the arc of said curve along Butler Road for 122.42 feet to a found cap rebar; thence run North 89 degrees 20 minutes 27 seconds East along said right-of-way for 103.12 feet to a found cap rebar situated on the Westerly right-of-way line of Shelby County Road 80; thence run South 49 degrees 30 minutes 43 seconds East along said right-of-way for 497.56 feet to the point of beginning of a curve to the right, having a central angle of 3 degrees 24 minutes 38 seconds and a radius of 1392.53; thence run along the arc of said curve for 82.89 feet to the Point of Beginning.


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, in addition to the following:

1. Taxes for the year 2019 and subsequent years;
2. Mineral and mining rights not owned by the Grantor;

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's transferees and assigns, forever. Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set his/her hand and seal on this the 6th day of May, 2020.

Alamerica Bank



By: Matthew G. Morris
Title: Executive Vice President

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew G. Morris, Executive Vice President for Alamerica Bank, whose name is signed to the foregoing conveyance as, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date as the act of and on behalf of said corporation.

Given under my hand and official seal on this the 6th day of May, 2020.


Notary Public
Commission Expires: 3/17/2024

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Alamerica Bank	Grantee's Name	Valor Communities, LLC
Mailing Address	2170 Highland Avenue Birmingham, AL 35205	Mailing Address	Attention: Kreg Parker 160 Whitney Street Fayetteville, GA 30214
Property Address	0 Butler Road - 37.92 Acres Alabaster, AL 35005	Date of Sale	May 08, 2020
		Total Purchase Price	\$606,720.00
		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 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 May 06, 2020

Unattested


(verified by)

Print Alamerica Bank

Sign


(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/08/2020 01:58:28 PM
\$184.00 CHARITY
20200608000230460

Form RT-1

Allen S. Bayl