

20200702000273770
07/02/2020 09:39:44 AM
DEEDS 1/4

THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, AL 35223

SEND TAX NOTICE TO:

Empire Beauty & Barber, LLC
3127 Timberlake Road
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA ()
SHELBY COUNTY ()

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS** (\$105,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged that **TAMI G. RUSS AND NATHANIEL L. RUSS, WIFE AND HUSBAND** (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **EMPIRE BEAUTY & BARBER, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** (hereinafter referred to as "Grantee", whether one or more) the following described real estate, situated in Shelby County, Alabama.

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$78,750.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

NOTE: Tami L. Goff, the grantee in that certain deed recorded in Instrument No. 2012-23133, and Tami G. Russ, grantor herein, are one and the same person.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her or their heirs and assigns forever.

And I do for myself (ourselves) and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of June, 2020.

WITNESS:

Tami G. Russ
TAMI G. RUSS

Nathaniel M. Russ
NATHANIEL M. RUSS

STATE OF NORTH CAROLINA 0
COUNTY OF Wake 0

I, the undersigned authority, Notary Public for the State of North Carolina, do hereby certify that Tami G. Russ and Nathaniel M. Russ, wife and husband, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 26th day of June, 2020.

Corisha L. Thomas

Notary Public

My Commission Expires: November 22, 2021



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

Grantor's Name	Tami G. Russ Nathaniel M. Russ	Grantee's Name	Empire Beauty & Barber, LLC
Mailing Address	111 Tall Oaks Drive, Apt. 1B Greensboro, NC 27455	Mailing Address	3127 Timberlake Road Birmingham, Alabama 35243
Property Address	416 Morning Sun Drive Birmingham, Alabama 35242	Date of Sale	June 29, 2020
		Total Purchase Price	\$105,000.00
		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
☐ 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: June 26, 2020

 Unattested

Print: Tami G. Russ
 Sign: Tami G. Russ
 (Grantor/Grantee/Owner/Agent) circle one

Date: June 26, 2020

 Unattested

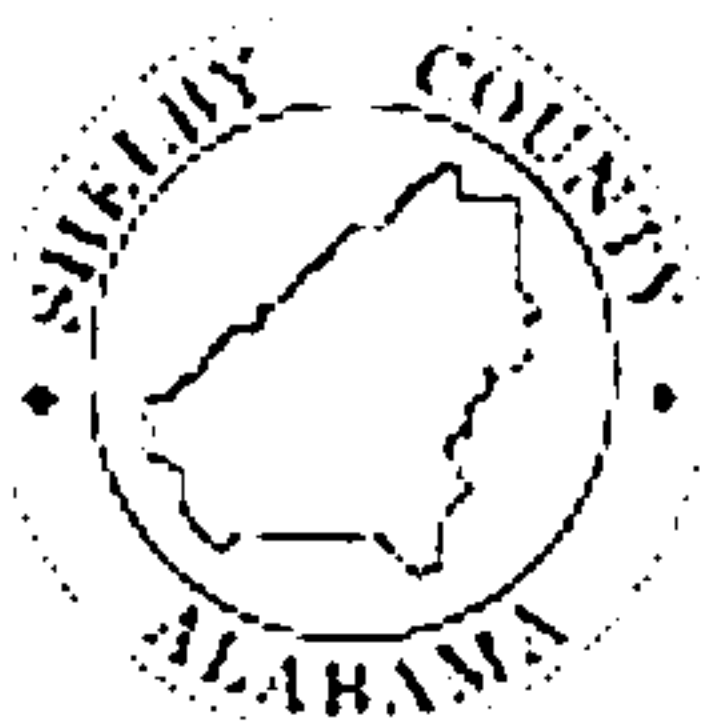
Print: Nathaniel M. Russ
 Sign: Nathaniel M. Russ
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

EXHIBIT "A"

LEGAL DESCRIPTION

Unit 416, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument #2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, and recorded in the Record Plat of Horizon, a Condominium being filed for record in Map Book 28, page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit "D", together with the Articles of Incorporation for Horizon Condominium Association, Inc. as recorded in Instrument #2001-40923, together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2020 09:39:44 AM
\$57.50 CATHY
20200702000273770

Allen S. Bayl