

THIS INSTRUMENT PREPARED BY:  
J. ALLSTON MACON, III, ESQ.  
LAW OFFICES OF JEFF W. PARMER, LLC  
2204 LAKESHORE DRIVE, SUITE 125  
BIRMINGHAM, ALABAMA 35209

PLEASE SEND TAX NOTICES TO:  
THERE IS ONLY ONE WAY, LLC  
2180 ENCLAVE MILL DRIVE  
DACULA, GA 30019

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OR REVIEW OF A TITLE SEARCH OR REPORT

QUITCLAIM DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Forty Nine Thousand, Six Hundred and No/100 Dollars (\$149,600.00)** the amount of which can be verified by the sales contract between the two parties, to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt and sufficiency whereof is hereby acknowledged, I/we **Lior Ariel, LLC**, whose address is 2084 Valleydale Road, Birmingham, AL 35244 (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **There Is Only One Way, LLC** (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 125, according to the Survey of Old Ivy Subdivision Phase 2, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", recorded as Document Number 20051027000561200 and in Map Book 36, pages 6-A and 6-B, in the Probate Office of Shelby County, Alabama.

Together with reservations, conditions, powers of attorney, easements, options, covenants, agreements, limitations on title and all other provisions contained in or incorporated by reference into the Declaration of Covenants, Conditions and Restrictions for Old Ivy Subdivision recorded in Instrument 20051104000574530 and Supplemental Declaration of Covenants, Conditions and Restrictions as recorded in instrument 20120504000157040, in the Probate Office of Shelby County, Alabama, in the By-Laws, in any instruments creating the estate or interest and in any other instrument referred to in any of the instruments aforesaid.

Property address: 149 Greenwood Circle, Calera, AL 35040.

TO HAVE AND TO HOLD unto the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

IN WITNESS WHEREOF, **GRANTOR(S)** has/have hereunto set his/her/their hand(s) and seal, this the 27<sup>th</sup> day of July, 2020.

*Donna F Allen as Authorized Agent for Lior Ariel, LLC*  
Lior Ariel, LLC

By: Donna F. Allen  
It's: Authorized Agent

Shelby County, AL 07/29/2020  
State of Alabama  
Deed Tax: \$150.00

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, hereby certify that **Donna F. Allen, Authorized Agent for Lior Ariel, LLC** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument and with full authority, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand this 27<sup>th</sup> day of July, 2020.

20200729000316000 1/2 \$175.00  
Shelby Cnty Judge of Probate, AL  
07/29/2020 10:39:00 AM FILED/CERT

*Joseph Allston Macon III*  
Printed name:  
Notary Public  
My commission expires:

JOSEPH ALLSTON MACON III  
My Commission Expires  
July 10, 2022



## Real Estate Sales Validation Form

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

Grantor's Name Lior Ariel, LLC

Grantee's Name There Is Only One Way, LLC

Mailing Address 2084 Valleydale Road  
Birmingham, AL 35244

Mailing Address 2180 Enclave Mill Drive  
Dacula, GA 30019

Property Address 149 Greenwood Circle  
Calera, AL 35040

Date of Sale 07/27/2020

Total Purchase Price \$ 149,600.00

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 07/27/2020

Print J. Allston Macou, III

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200729000316000 2/2 \$175.00  
Shelby Cnty Judge of Probate, AL  
07/29/2020 10:39:00 AM FILED/CERT