

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 Seventy Six Thousand, Nine Hundred and No/100 Dollars (\$176,900.00)** 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 19, according to the Survey of Camden Cove West Sector 3 Phase 1, as recorded in Map Book 35, page 14, in the Probate Office of Shelby County, Alabama.

Property address: 412 Oakwell Cove, Calera, AL 35040.

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

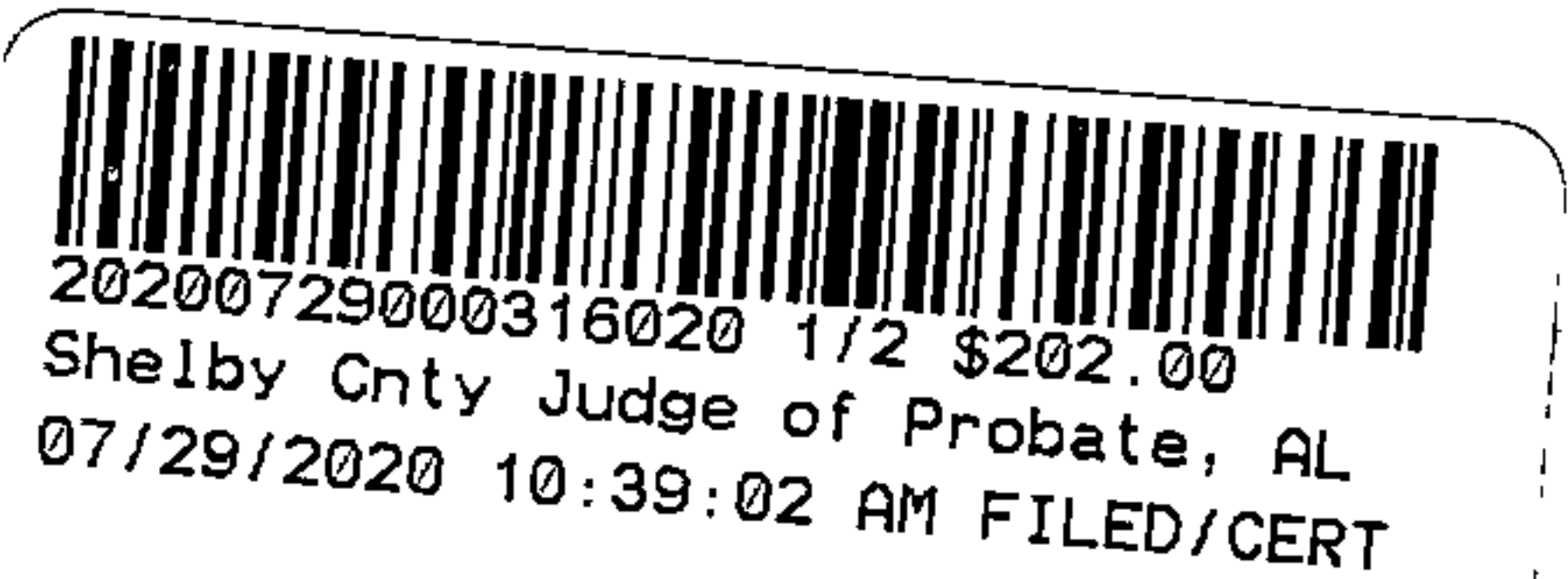
IN WITNESS WHEREOF, **GRANTOR(S)** has/have hereunto set his/her/their hand(s) and seal, this the 27th day of July, 2020.

*Donna F Allen as Authorized Agent
for Lior Ariel, LLC*
Lior Ariel, LLC
By: Donna F. Allen
It's: Authorized Agent

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

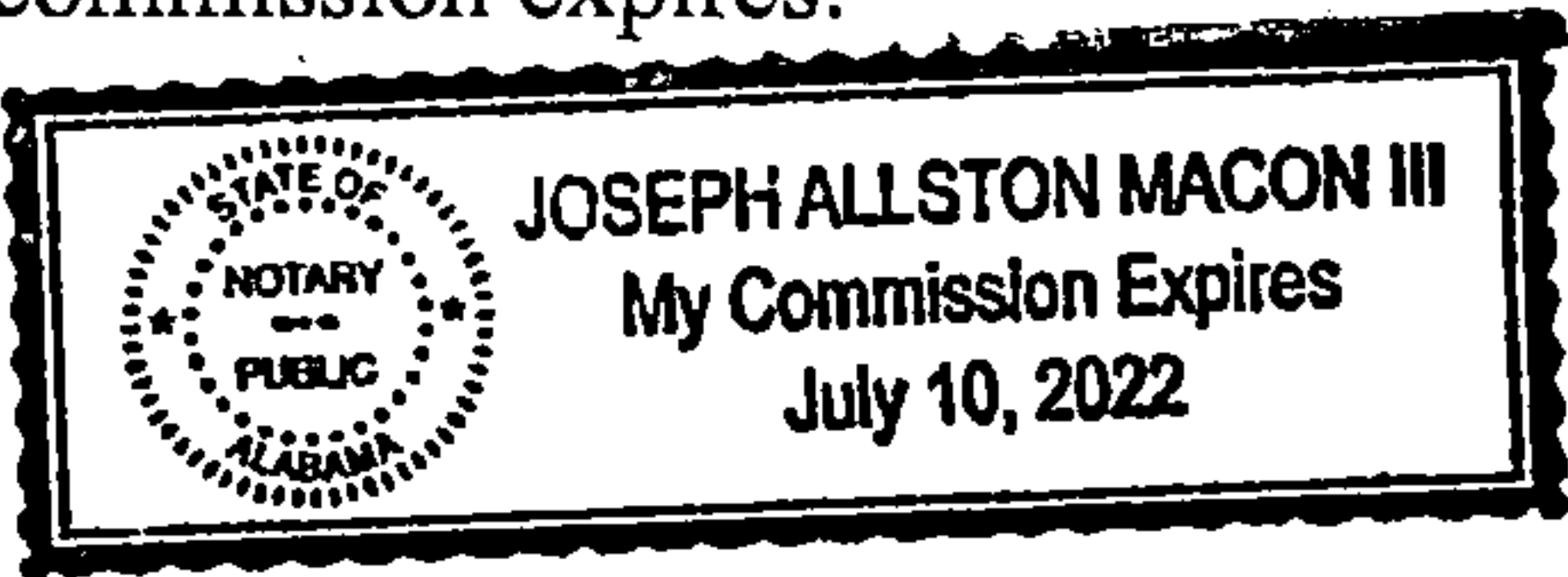
I, the undersigned, a Notary Public, hereby certify that **Donna F. Allen, Authorized Agent of Lior Ariel, LLC** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument and with full authority,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

Given under my hand this 27th day of July, 2020.



Shelby County, AL 07/29/2020
State of Alabama
Deed Tax:\$177.00

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



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 412 Oakwell Cove
Calera, AL 35080

Date of Sale 07/27/2020

Total Purchase Price \$ 176,900.00

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 07/27/2020

Print

J. Allston Macon III

Unattested

Sign



(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



20200729000316020 2/2 \$202.00
Shelby Cnty Judge of Probate, AL
07/29/2020 10:39:02 AM FILED/CERT