

20200729000316760
07/29/2020 11:55:38 AM
DEEDS 1/3

This Instrument was prepared by:
Gregory D. Harrelson, Esq
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
R&R Properties, LLC
349 Dogwood Trail
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of FOUR HUNDRED THOUSAND and 00/100 DOLLARS (\$400,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, PARK VIEW TOWNHOMES, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto R&R PROPERTIES, LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

\$350,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its duly authorized Manager / Member, has hereunto set its hand and seal this the 13th day of July, 2020.

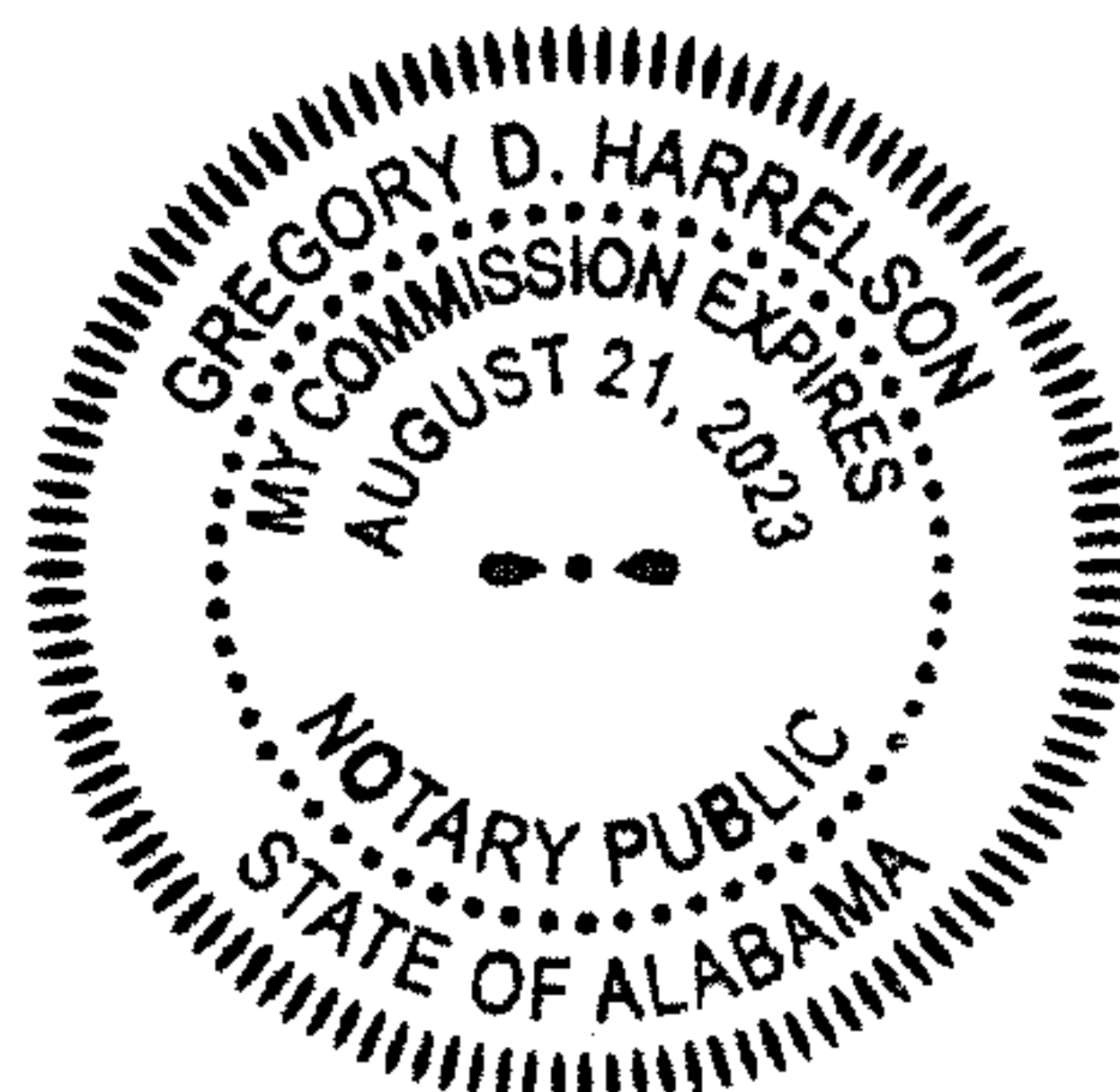
Park View Townhomes, LLC


By: Dixie Walker
Its: Manager / Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dixie Walker, whose names as Manager / Member of Park View Townhomes, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Manager / Member and with full authority executed the same voluntarily for and as the act of Park View Townhomes, LLC on the day the same bears date.

Given under my hand and official seal, this the 13th day of July, 2020.




NOTARY PUBLIC
My Commission Expires 8-21-23

EXHIBIT "A"

Legal Description:

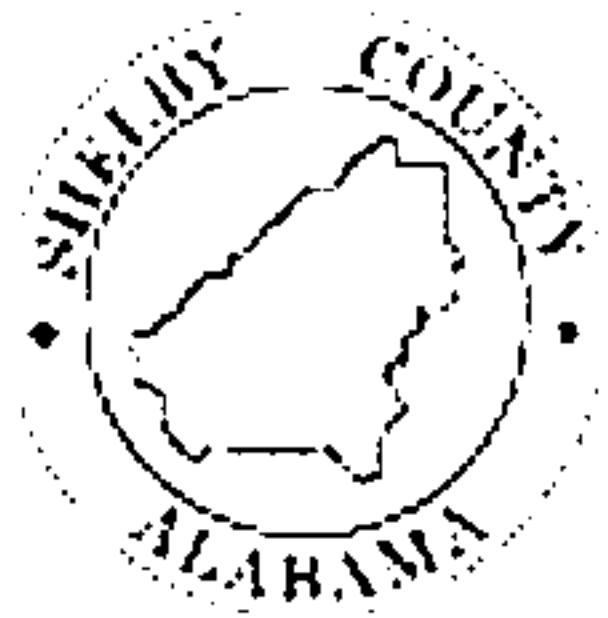
Parcel 1:

A part on the N ½ of SE ¼ of Section 2, Township 21 South, Rang 3 West, described as follows:

Commence at the intersection of North right-of-way line of Ball Park Road and the Westerly right-of-way line of L & N Railroad and run Westerly along North right-of-way line of Ball Park Road 376.70 feet to POINT OF BEGINNING; Thence, 90' to the right and run Northerly 140.88 feet; Thence, 90' to left and run westerly direction 293.27 feet more or less to the center of Buck Creek; Thence, in a Southerly direction along center of Buck Creek to North right-of-way line of Ball Park Road; Thence, in an Easterly direction along North right-of-way line of Ball Park Road to Point of Beginning.

Parcel 2:

All of Lot 1, less and except the westerly 250 feet, Block 3, of the J.G. Lacy Subdivision, as recorded in Map Book 3, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2020 11:55:38 AM
\$78.00 CHARITY
20200729000316760

20200729000316760 07/29/2020 11:55:38 AM DEEDS 3/3

Allen S. Beal

Real Estate Sales Validation Form

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

Grantor's Name Park View Townhomes, LLC
Mailing Address 2172 Pelham Pkwy
Ste 103
Pelham, AL 35124

Grantee's Name R&R Properties, LLC
Mailing Address 349 Dogwood Trail
Montevallo, AL 35115

Property Address See Legal Description on Deed

Date of Sale 07/13/2020
Total Purchase Price \$ 400,000.00

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 7/13/2020

Print Dixie WALKER

Unattested

Sign *Dixie Walker*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1