


This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Eugene B. Bromberg
5144 Colonial Park Rd.
Birmingham, AL 35242

CORPORATE GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20200803000327660 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
08/03/2020 03:16:54 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Seven Thousand and 00/100 Dollars (\$237,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, INTERNATIONAL INVESTMENTS, LLC, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto EUGENE B. BROMBERG, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 42, according to the Survey of Meadow Brook 6th Sector, as recorded in Map Book 8, page 44, in the Probate Office of Shelby County, Alabama.

Two Hundred Twelve Thousand and 00/100 Dollars (\$212,000.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein

And it does for itself and for its successors and assigns covenant with said GRANTEE, his heirs 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, and that it and its successors and assigns shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

Dated this the 17th day of July, 2020.




INTERNATIONAL INVESTMENTS, LLC
BY ISSAC DAVID, MEMBER


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

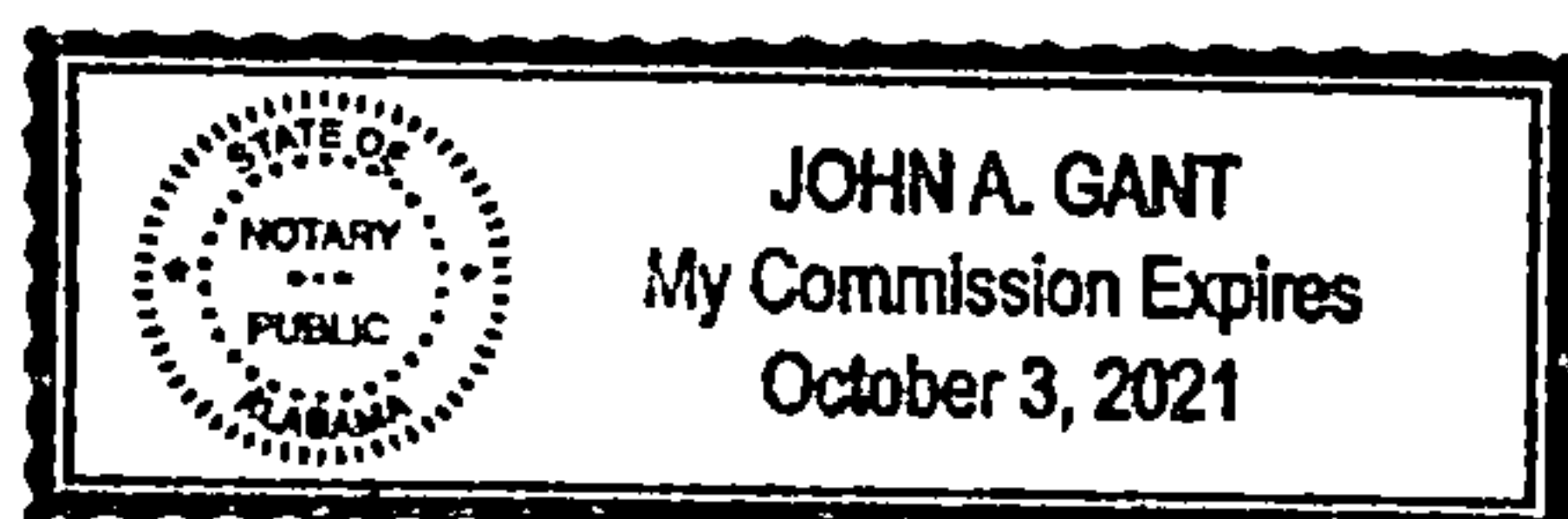
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ISSAC DAVID as MEMBER of INTERNATIONAL INVESTMENTS, LLC, whose name is signed to the foregoing conveyance on behalf of INTERNATIONAL INVESTMENTS, LLC, and who with full authority to do so, and who is known 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.

Given under my hand and official seal this the 17th day of July, 2020.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2021


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Real Estate Sales Validation Form

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

Grantor's Name International Investments, LLC
Mailing Address P.O. Box 43565
Birmingham, AL 35243

Grantee's Name Eugene B. Bromberg
Mailing Address 5144 Colonial Park Rd.
Birmingham, AL 35242

Property Address 5144 Colonial Park Rd.
Birmingham, AL 35242

Date of Sale 7/17/2020
Total Purchase Price \$ 237,000.00

Shelby County, AL 08/03/2020
State of Alabama
Deed Tax: \$25.00


or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other


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* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 7/17/2020

Print John A. Gant

Sign 
(Owner) (Agent) circle one