

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE, Made and entered into on this the 13th day of August, 2020, by and between RS MILSTEAD, LLC, an Alabama limited liability company, Post Office Box 6, Jackson, AL 36545, party of the first part, and BDK HOLDINGS, LLC, an Alabama limited liability company, 309 Highway 310, Calera, Alabama 35040, party of the second part,

WITNESSETH:

That party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto the party of the second part, its successors and assigns, in fee simple, the following described real estate, situate, lying and being in Shelby County, Alabama, to-wit:

Lots 2, 3, 4, 5, 6, and 7, Block 201, according to J. H. Dunstan's Map and Survey of the Town of Calera, Alabama, which is on file in the Probate Office of Shelby County, Alabama.

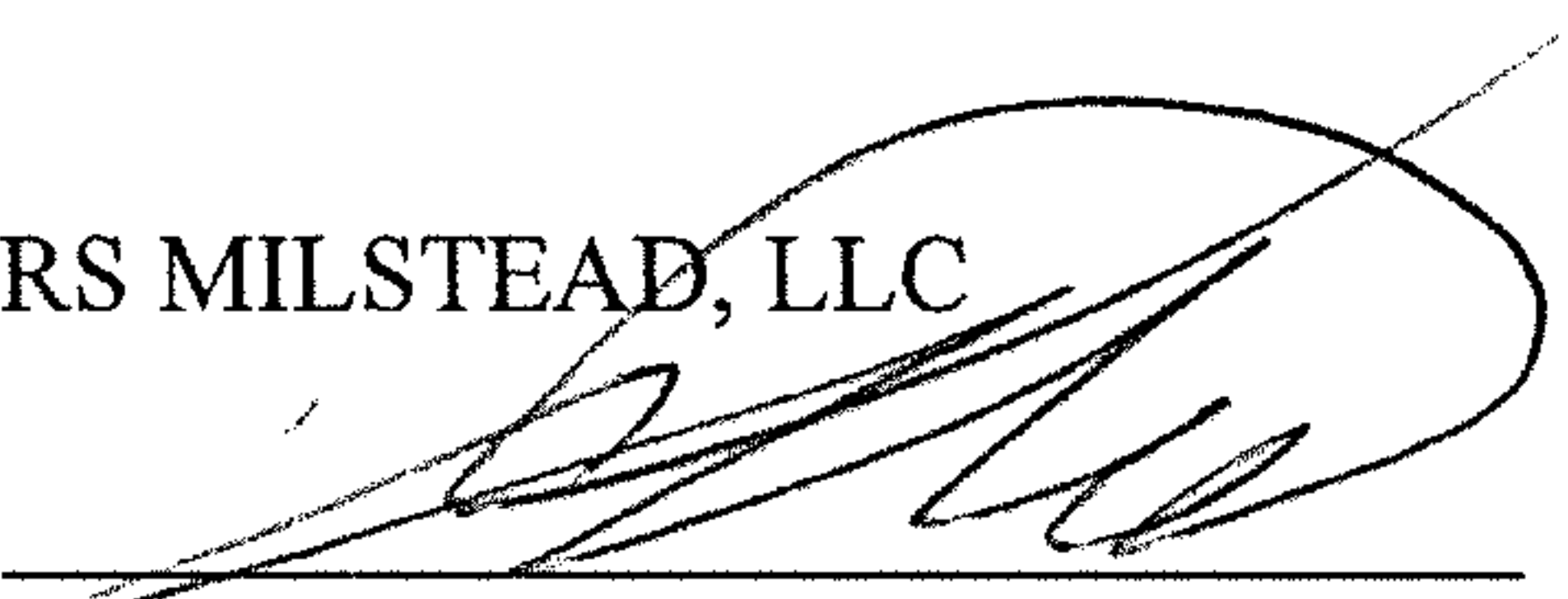
\$352,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage recorded simultaneously herewith.

Property Address: 11040 Highway 25, Calera, Alabama 35040
Property Value: \$440,000.00 Sales Price _____

This conveyance is made subject to restrictive covenants, easements, rights-of-way, and reservations applicable to said property of record in the Office of the Judge of Probate, Shelby County, Alabama, if any.

TO HAVE AND TO HOLD the above described property unto the party of the second part, its successors and assigns, forever.

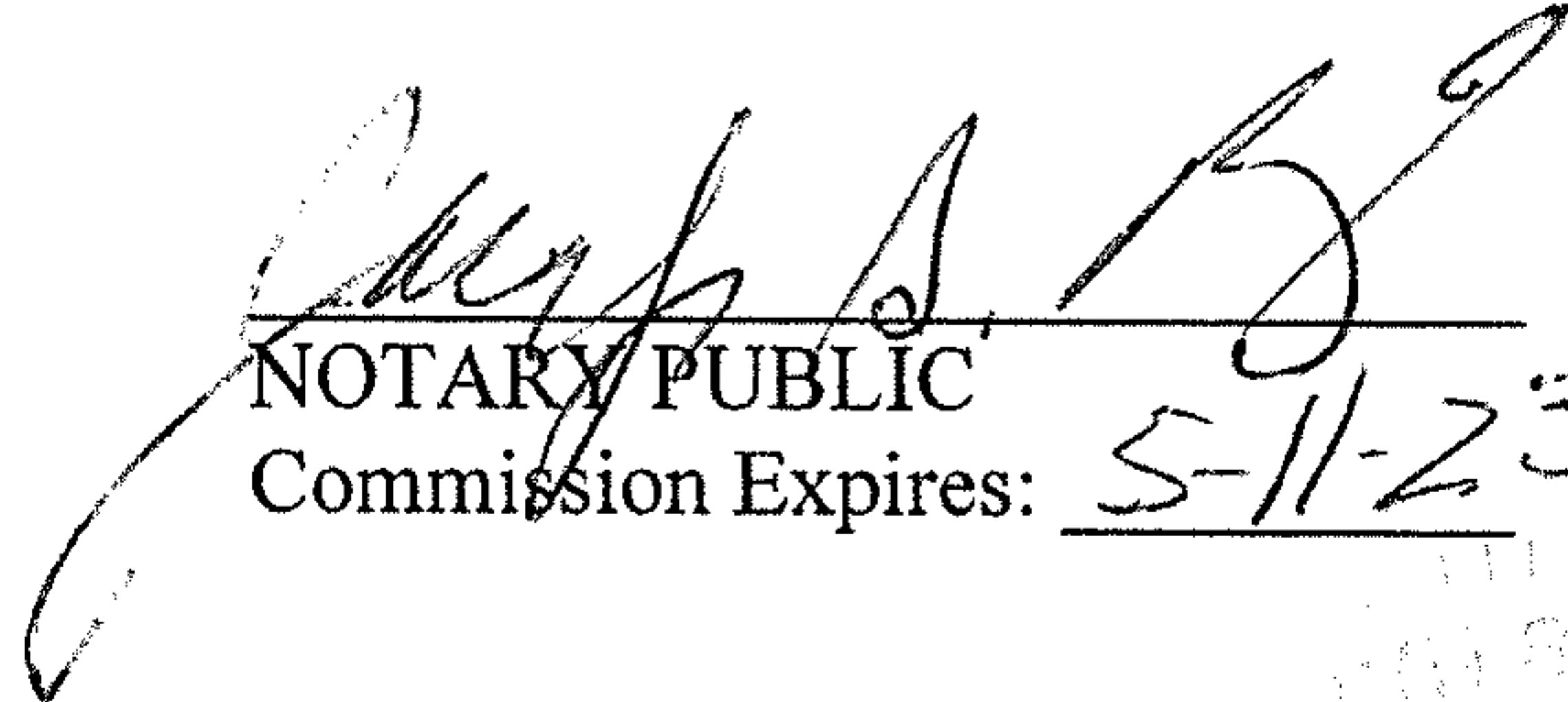
IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal on this the 13th day of August, 2020.

RS MILSTEAD, LLC
By: 
RICHARD S. MILSTEAD, Manager

STATE OF ALABAMA
COUNTY OF CLARKE

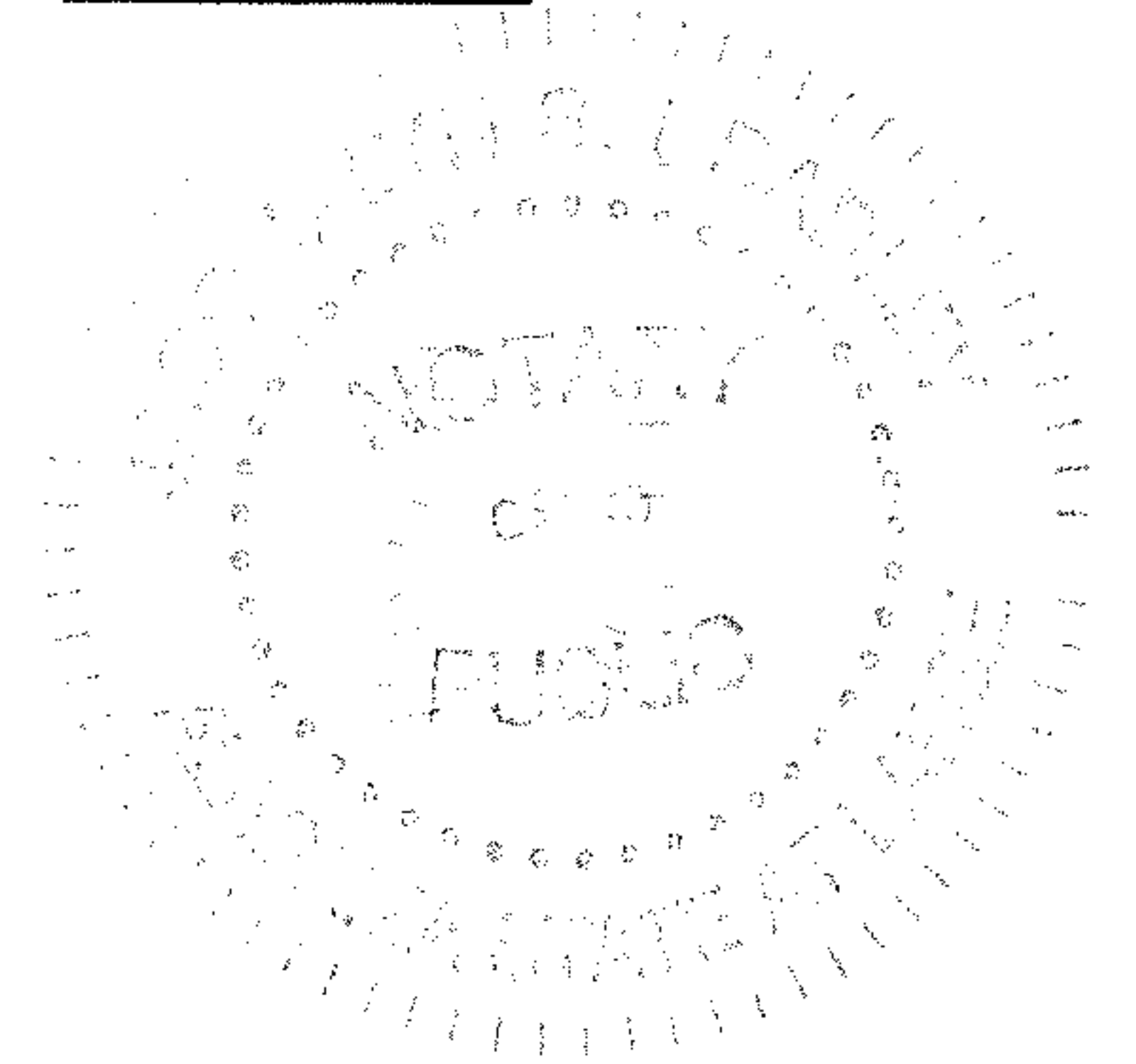
I, the undersigned, a Notary Public in and for said County and State, hereby certify that RICHARD S. MILSTEAD, whose name as Manager of RS MILSTEAD, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily as such Trustee and with full authority, on the day the same bears date.

Given under my hand and official seal on this the 13th day August, 2020.


NOTARY PUBLIC
Commission Expires: 5-11-23

Address of Party of the Second Part:
309 Highway 310
Calera, Alabama 35040

This instrument was prepared by:
Jacqualyn S. Bradley
Attorney at Law
Post Office Box 912
Jackson, Alabama 36545
(251) 246-4556



Real Estate Sales Validation Form

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

Grantor's Name	RS Milstead, LLC	Grantee's Name	BDK Holdings, LLC
Mailing Address	PO Box 6	Mailing Address	309 Hwy 310
	Jackson, AL 36545		Calera, AL 35040
Property Address	11040 Hwy 25	Date of Sale	08/14/2020
	Calera, AL 35040	Total Purchase Price	\$ 440,000
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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	8/14/2020	Print	DAVID GONER
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2020 01:33:57 PM
\$116.00 CHERRY
20200818000358160

Allen S. Bayl