

SEND TAX NOTICE TO:
Building Bama, Inc.
411 Sterling Park Circle
Alabaster, AL. 35007

Prepared by
Justin Smithson, Esq
173 Tucker Rd Ste 201
Helena, AL 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA
Shelby, COUNTY

Know All Men by These Presents, that for and in consideration of **Thirty five thousand dollars and no/00 (\$35,000.00)** in hand paid to the undersigned **ALAMERICA BANK**, (hereinafter referred to as “Grantor”) by **BUILDING BAMA, INC.**, (hereinafter referred to as (GRANTEE(S))), I the said Grantor do hereby grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 617, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 6TH ADDITION, AS RECORDED IN MAP BOOK 32, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, restrictive covenants, reservations, ,conditions, set back lines, limitations, and rights of way as shown by public records.
Subject to any minderal or mining rights leased, granted or retained by prior owners.
Subject to ad valorem taxes for the current year and subsequent years.

TO HAVE AND TO HOLD Unto the said GRANTEES their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 4th Day of September, 2020.


ALAMERICA Bank

BY: 
Matt Morris, EVP

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matt Morris, EVP of Alamerica Bank is signed to the foregoing conveyance and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 4 day of SEPTEMBER, 2020.


Notary Public
My Commission Expires: March 17, 2024

Real Estate Sales Validation Form

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

Grantor's Name Alamerica Bank
Mailing Address 2170 Highland Ave
Birmingham, AL 35205

Grantee's Name Building Bama, Inc.
Mailing Address 411 Sterling Park Circle
Alabaster, AL 35007

Property Address Lot 617 Grande View
Alabaster, AL 35114

Date of Sale 09/04/2020
Total Purchase Price \$35,000.00

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 ☐ 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).

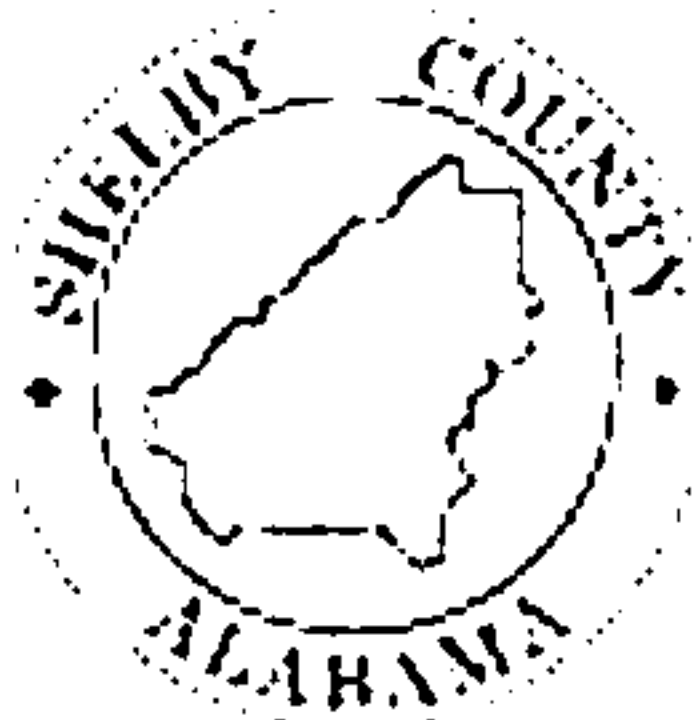
Date 09/04/2020

Print Justin Smitherman

Unattested
(verified by)

Sign
(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
09/08/2020 07:54:16 AM
\$26.00 CHERRY
20200908000397410

Allen S. Bayl