

This Instrument Prepared By and
When recorded return to:

M. Wayne Wheeler
2230 Third Ave North
Birmingham, Alabama 35203

STATE OF ALABAMA
COUNTY OF SHELBY


20201006000451670 1/5 \$44.00
Shelby Cnty Judge of Probate, AL
10/06/2020 08:35:15 AM FILED/CERT

STATUTORY WARRANTY DEED

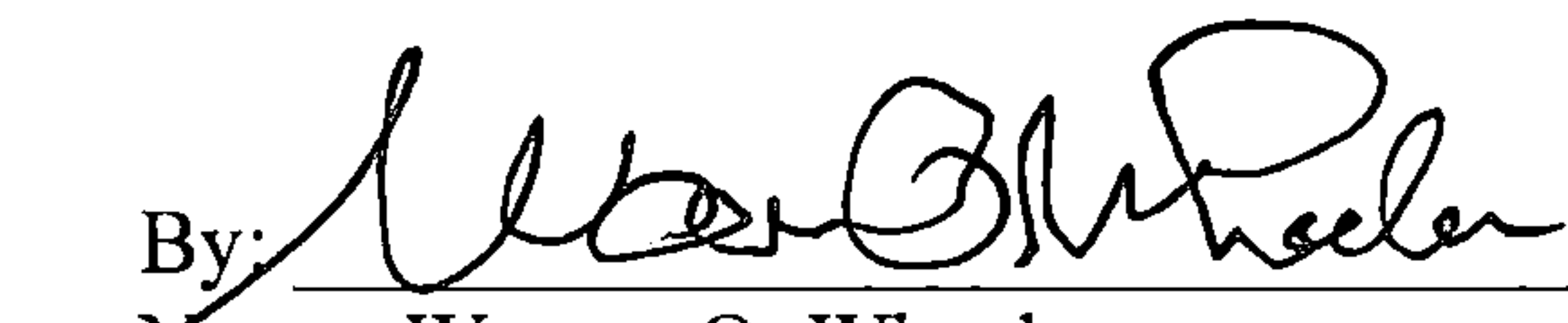
KNOW ALL MEN BY THESE PRESENTS:

That **FOR AND IN CONSIDERATION** of the sum of TEN and no/100 Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **LEGAL COLLECTION SERVICES, LLC**, an Alabama limited liability company, duly authorized by law to transact business in the State of Alabama, hereinafter referred to as the “**Grantor**,” does hereby GRANT, BARGAIN, SELL and CONVEY unto **ELAINE W. BEIERSDOERFER**, of Shelby County, Alabama, hereinafter referred to as the “**Grantee**,” her heirs and assigns, the real property (the “Property”) situated, lying and being in the Shelby County, Alabama, as described on **EXHIBIT A** attached hereto and made a part hereof, together with (i) any buildings, roads, and other improvements and fixtures thereon, (ii) all timber growing, standing or lying thereon, (iii) any and all of Grantor’s interest and riparian rights, if any, to creeks, ponds, lakes, streams and other water ways located thereon or adjoining such real property, and (iv) all other privileges, appurtenances, easements and other rights appertaining thereto (collectively, the “Premises”).

TO HAVE AND TO HOLD the Premises, together with the privileges and appurtenances thereunto properly belonging unto the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed effective as of the 18 day of October, 2020.

LEGAL COLLECTION SERVICES, LLC

By: 
Name: Warren O. Wheeler
Title: Manager

[Company Seal\

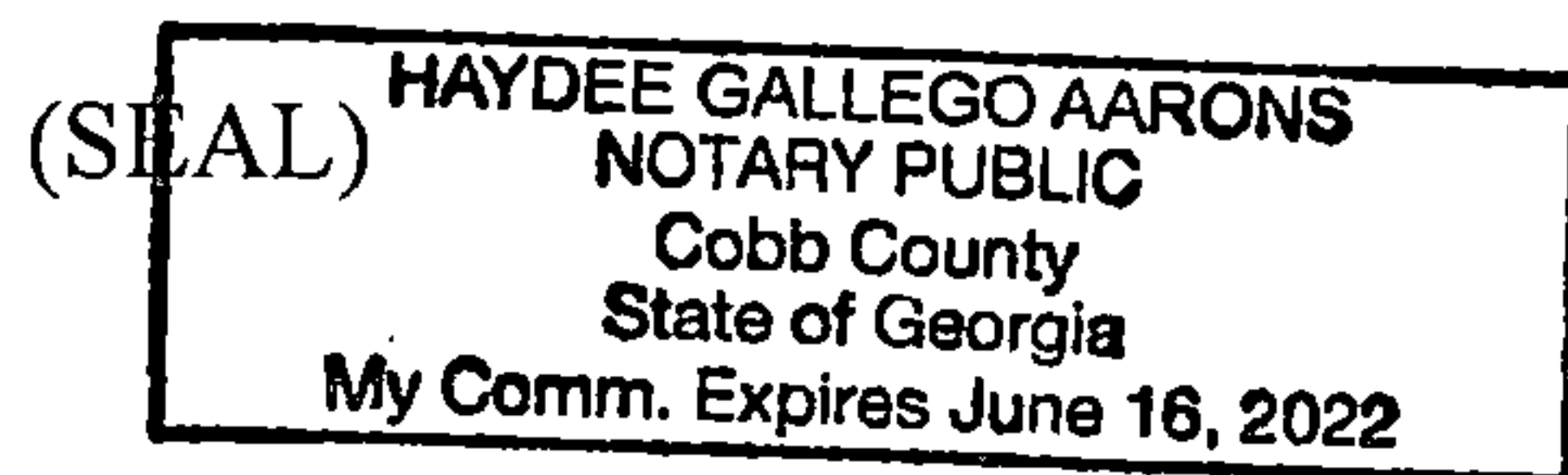
STATE OF GEORGIA
COUNTY OF FULTON

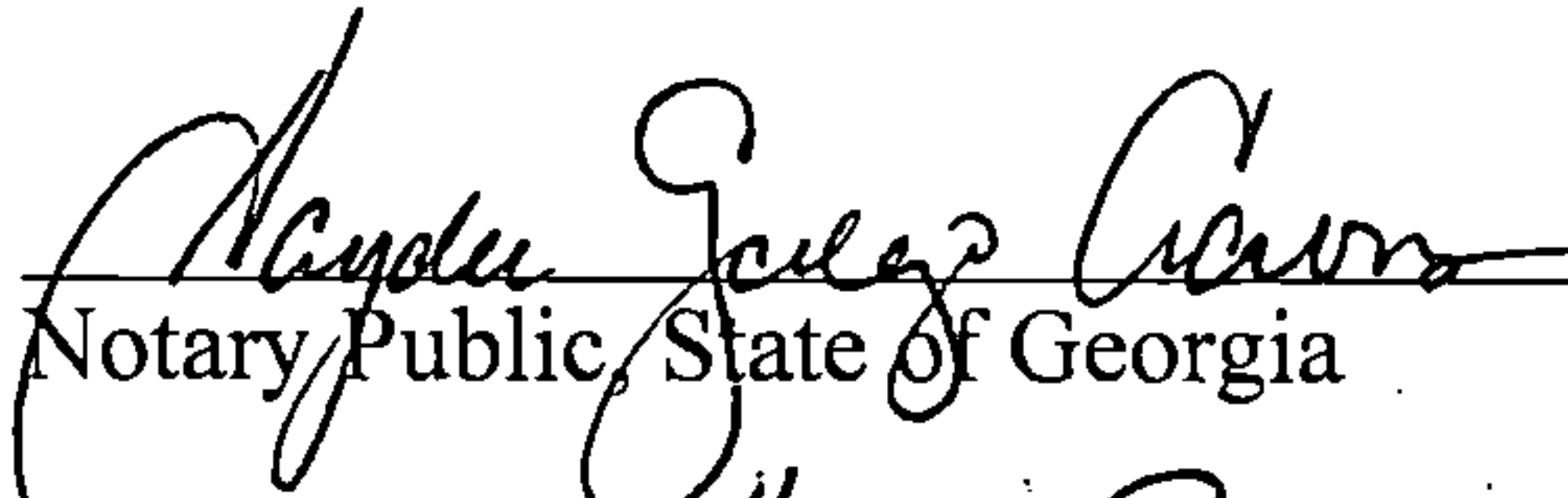
)
) ACKNOWLEDGMENT
)

On this 15 day of October, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Warren O. Wheeler known to me to be the Manager of Legal Collection Services, LLC, an Alabama limited liability company executed the within instrument, and on behalf of said LLC, acknowledged to me that he executed the same for and on behalf of said Legal Collection services, LLC.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 15 day of October, 2020.

My commission expires:




Notary Public, State of Georgia
Printed Name: Haydee GALLEGO AARONS

Address of Grantor:

1100 Peachtree St., Suite 800
Atlanta, GA 30309

Address of Grantee:

584 Meadow Lake Farms
Calera, Alabama 35040


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20121003090378490 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
10/03/2012 01:51:15 PM FILED/CERT

Exhibit "A"

Legal Description

All that tract of land lying and being in the Northwest Quarter of Section 11, and the Southwest Quarter of Section 2, Township 22 South Range 2 West, Shelby County, Alabama and being Tract 3-A as shown on a resurvey of Tract 3, Meadow Lake Farm, dated March 31, 2009 by Arrington Engineering and recorded in Map Book 41, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama. Said recorded map being incorporated herein by reference. Subject to covenants, restrictions and easements of record in the Office of the Probate Judge, Shelby County, Alabama.



20201006000451670 3/5 \$44.00
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\Real Estate Sales Validation Questionnaire
This Document must be filed in accordance with Code of Alabama 1975, §40-22-1

Grantor:
Legal Collection Services, LLC
1100 Peachtree Street, Suite 800
Atlanta, Georgia 30309

Grantee:
Elaine W. Beiersdoerfer
584 Meadow Lake Farms
Calera, Alabama 35040

Property Addresses:

Date of Sale:
Total Purchase Price \$
or
Current Assessor's MV \$10,000.00

Documentary Evidence provided:

_____ Closing Statement

_____ Bill of Sale

_____ Sells Contract

_____ Other

_____ * Warranty Deed

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.

☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.

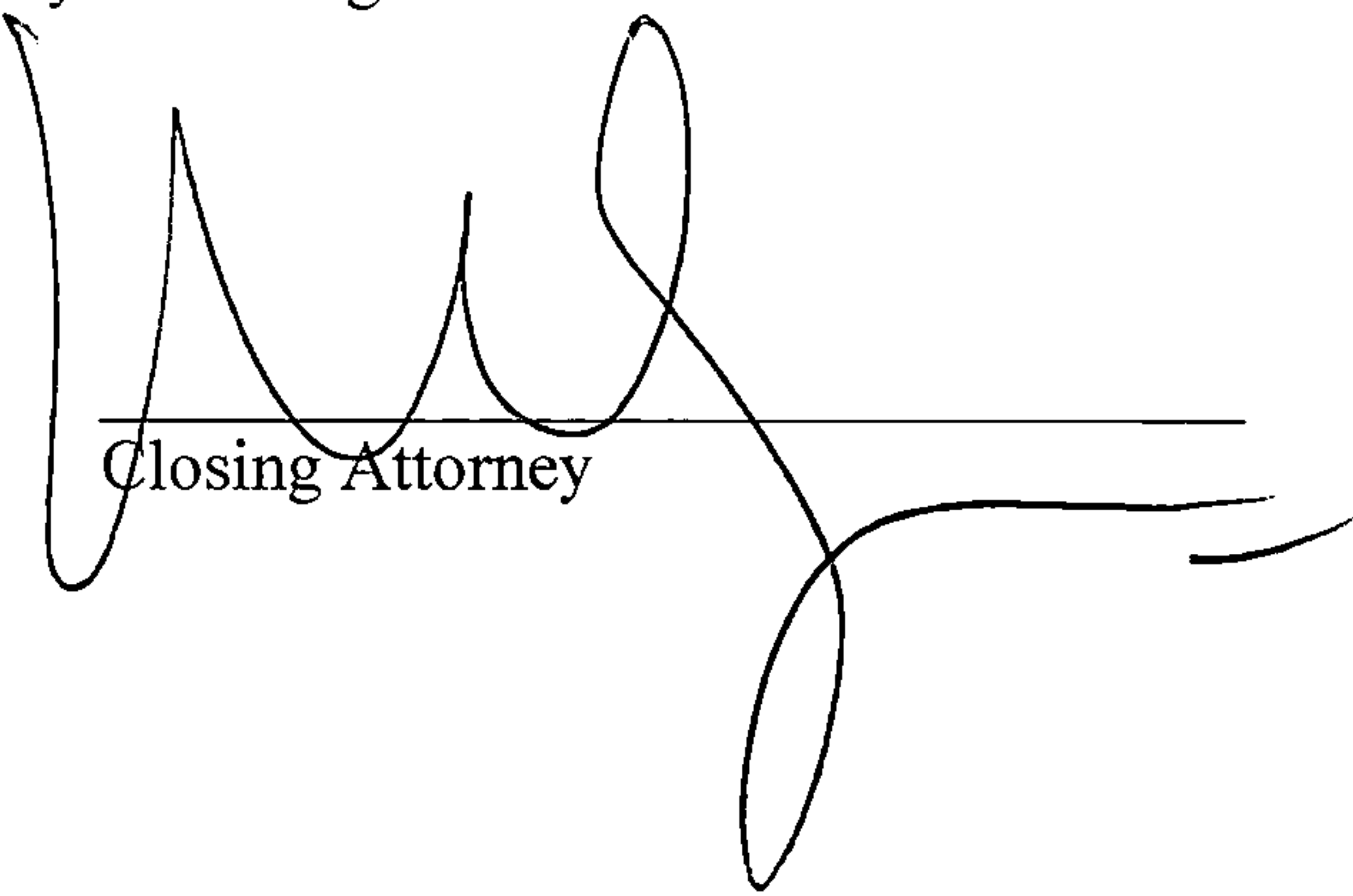
☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.

☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.


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

Date:


Closing Attorney

STATE OF ALABAMA

JEFFERSON COUNTY



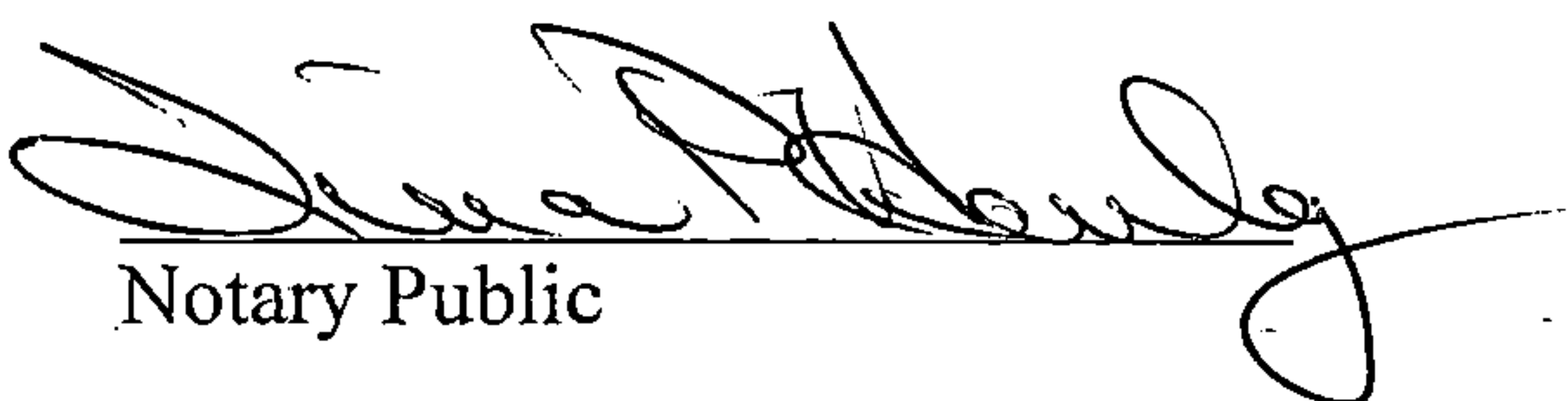
20201006000451670 5/5 \$44.00
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Before me, the undersigned, Tina P. Henley, a Notary Public in and for said County in said State personally appeared M. Wayne Wheeler who, being by me first duly sworn makes oath that he has read the foregoing Real Estate Sales Validation Questionnaire and knows the contents thereof, and that he avers that the facts therein are true and correct.

Sworn to and subscribed before me this 2nd day of October 2020.

My Commission expires:

6-26-21


Notary Public

Shelby County, AL 10/06/2020
State of Alabama
Deed Tax:\$10.00