

This instrument was prepared by:
Mary Stewart Nelson
400 Century Park South, #224
Birmingham, Alabama 35226

Send tax information to:
Duell Property Holdings, LLC
3100 Bowling Drive
Birmingham, AL 35242

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of **Ten and No/100 Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I, the authorized representative of **280 Lee Branch, LLC**, an Alabama limited liability company (herein referred to as "Grantor", whether one or more), grant, bargain, sell and convey unto **Duell Property Holdings, LLC**, (herein referred to as "Grantee", whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 09-3-05-0-001-017.005

Property Address: 3100 Bowling Drive, Birmingham, AL 35242

Legal Description: Lot 2D, according to the Resurvey of Lot 2B-1 Sing Survey, as recorded in Map Book 46, page 11, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes or assessments for the year 2020 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, and rights of way of record.

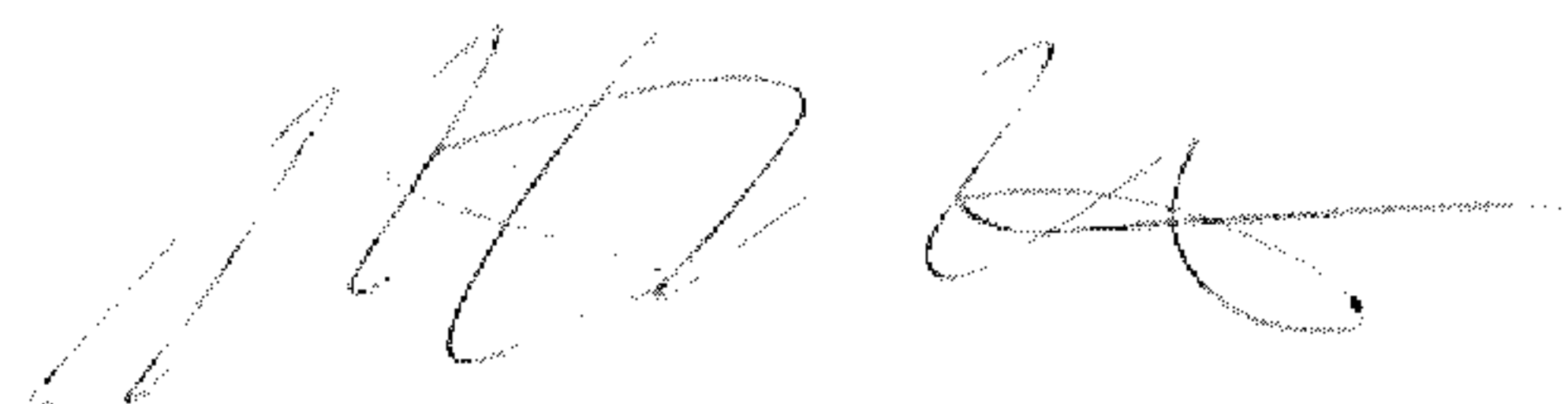
Be it known that \$603,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

The Grantor covenants and agrees with the Grantee that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of 280 Lee Branch, LLC, which have not been modified or amended; that the property is free from

encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantee, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

To Have And To Hold to the said grantees, his, her or their heirs and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal this 6th day of October, 2020



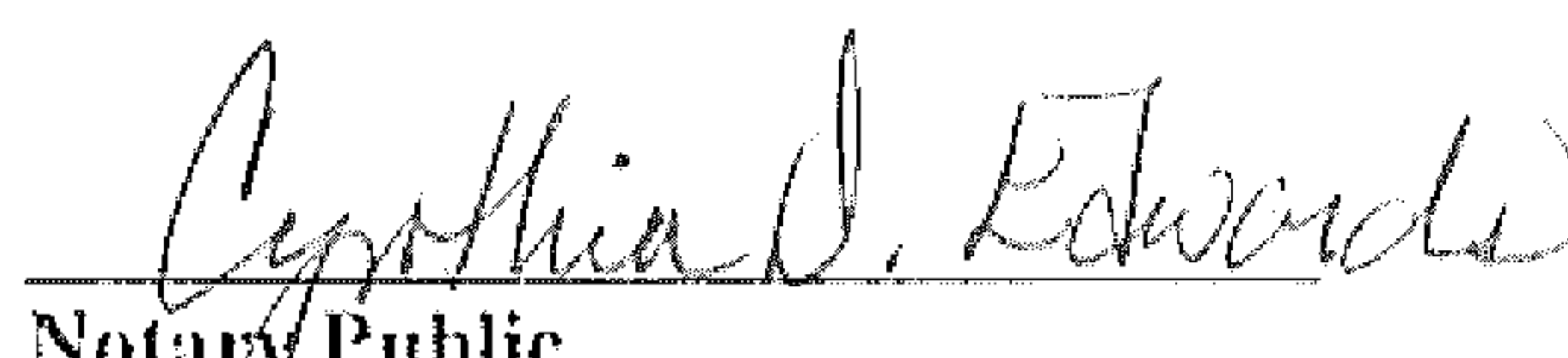
280 Lee Branch, LLC

By: Rusty Averette
Title: Authorized Member

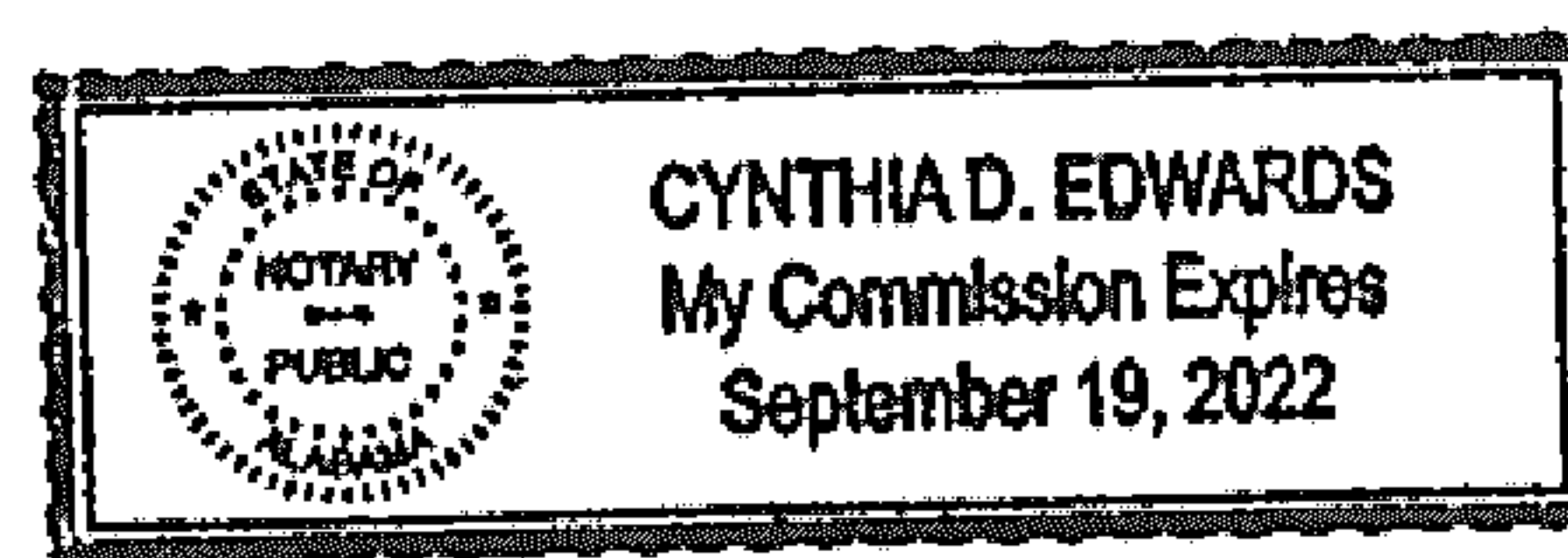
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Rusty Averette, who serves as Authorized Member of 280 Lee Branch, 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2020



Notary Public
My Commission Expires: 4/30/21



Real Estate Sales Validation Form

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

Grantor's Name 280 Lee Branch LLC
 Mailing Address 3100 Bowling Dr
Birmingham, AL
35242

Grantee's Name Duell Property Holdings, LLC
 Mailing Address 3100 Bowling Dr
Birmingham, AL
35242

Property Address 3100 Bowling Dr
Birmingham, AL
35242

Date of Sale 10/6/20
 Total Purchase Price \$ \$603,500.00
 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 10/6/20

Print Mary Stewart Nelson Thompson

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
 10/12/2020 08:59:54 AM
 \$29.00 CHARITY
 20201012000460400

Allen S. Byrd