

WARRANTY DEED

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Two Hundred Eighty Thousand and No/100 Dollars (\$280,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **FORVIC, LLC, an Alabama limited liability company** (herein referred to as grantors), grant, bargain, sell and convey unto **Cory Blake Pruitt**, (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

Part of the Northwest Quarter of Northwest Quarter of Section 31, Township 18 South, Range 1 West, and more particularly described as follows: Commence at the Northeast corner of the above described Northwest Quarter-Northwest Quarter for the beginning; thence in a Southerly direction along the East line of said Quarter-Quarter run a distance of 165.0 feet; thence turn an angle of 91 degrees 56 minutes to the right and westerly, parallel with the North line of said Quarter-Quarter for 284.04 feet to the East right-of-way line of the Old Cahaba Beach County Paved Road; thence turn an angle of 87 degrees 36 minutes to the right and along the east boundary of said road 165.10 feet to the North line of said Quarter-Quarter; thence turn an angle of 92 degrees 24 minutes to the right and along the North line of said Quarter-Quarter for 285.44 feet to the point of beginning.

For ad valorem tax purposes only, the address to the above described property is 3681 Cahaba Beach Road, Birmingham, AL 35242.

To Have and to Hold to the said grantee, their assigns forever.

This document was prepared with the benefit of a title search. No representations are made as to the sufficiency or status of title for the above described property.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 19 day of October, 2020.

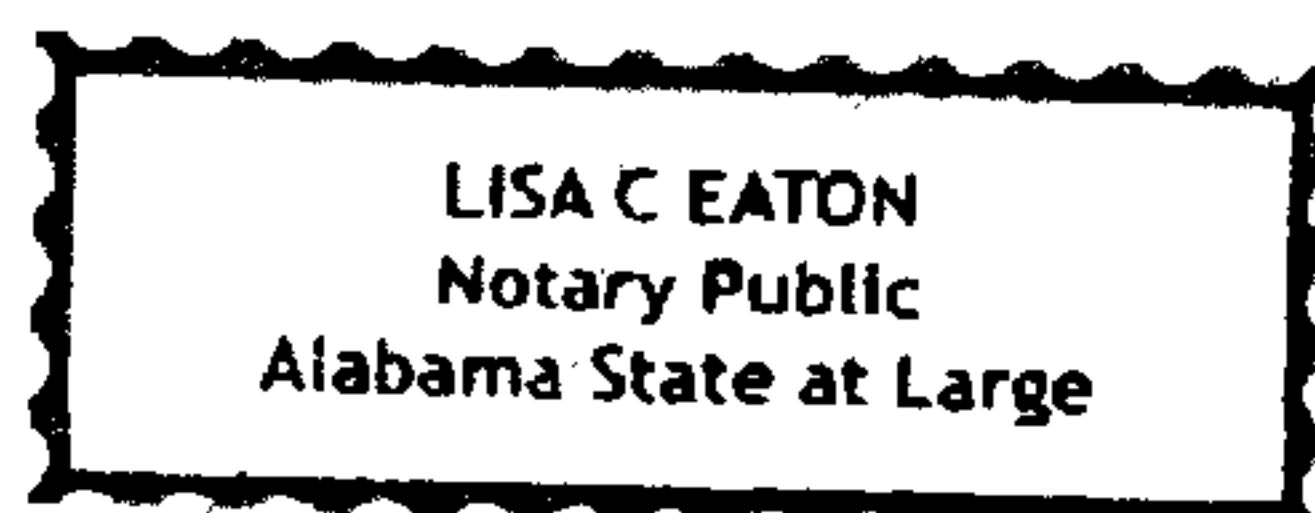
**FORVIC, LLC**


  
\_\_\_\_\_  
**Steve Chambers, Member**

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Steve Chambers, as Member of FORVIC, LLC**, whose name 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, he executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 19 day of October, 2020.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 3/23/2024

THIS INSTRUMENT PREPARED BY:  
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:  
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/21/2020 04:04:31 PM  
\$81.00 CHERRY  
20201021000479880

20201021000479880 10/21/2020 04:04:31 PM DEEDS 2/2

*Alvin S. Boyd*

### Real Estate Sales Validation Form

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

Grantor's Name FORVIC, LLC  
Mailing Address 549 Lake Colony Drive  
Vestavia, AL 35242

Grantee's Name Cory Blake Pruitt  
Mailing Address 3081 Summit Drive  
Coalburg, AL 35068

Property Address 3681 Cahaba Beach Road  
Birmingham, AL 35242

Date of Sale 10/19/2020  
Total Purchase Price \$ 280,000.00

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  
☒ 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 \_\_\_\_\_

Print Leanne G Ward

☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1