

20201117000523880
11/17/2020 08:17:23 AM
DEEDS 1/2

This Instrument was prepared by:
Gregory D. Harrelson, Esq
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Matthew O. McClenny
Ashlee M. McClenny
2845 Indian Crest Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of SIX HNDRED FORTY FOUR THOUSAND FIVE HUNDRED FIFTY FIVE and 00/100 DOLLARS (\$644,555.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, HIGHPOINTE RENTALS, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto MATTHEW O. MCCLENNY and ASHLEE M. MCCLENNY (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described real estate situated in Shelby County, Alabama to-wit:

LOT 4, ACCORDING TO THE SURVEY OF MOUNTAIN CREST ESTATES, AS
RECORDED IN MAP BOOK 10, PAGE 48, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

Subject to: (1) Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

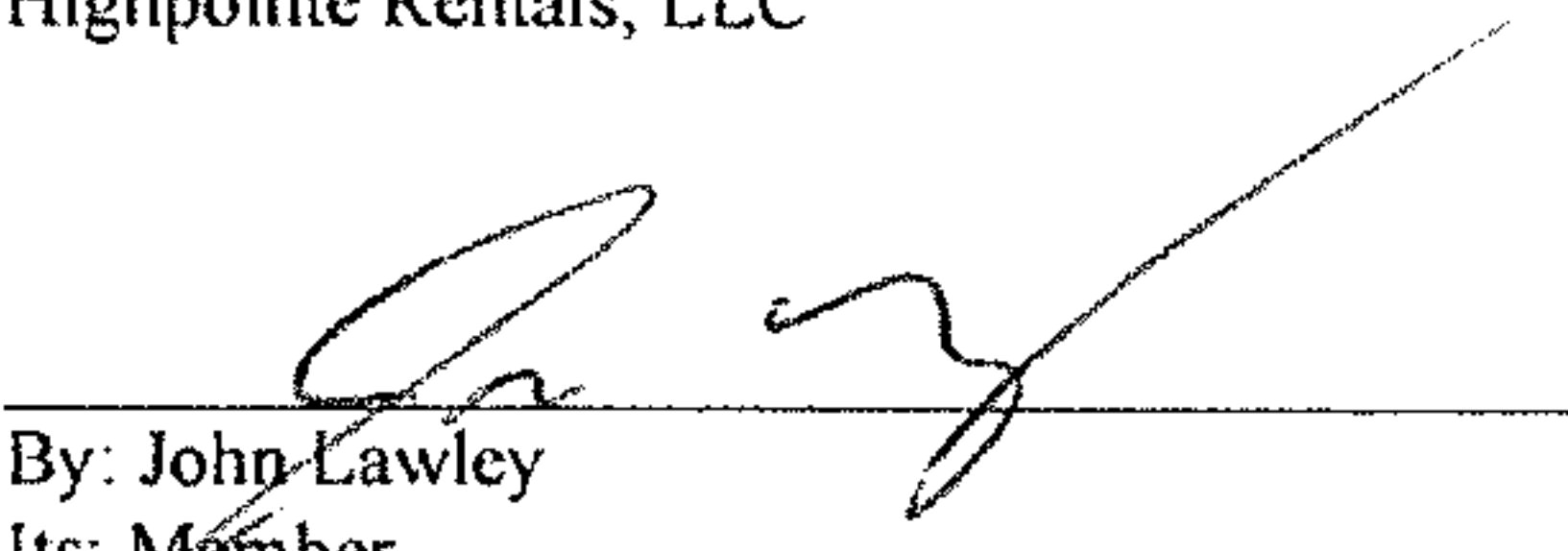
\$474,800.00 of the purchase price was paid from the proceeds of a Purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its duly authorized member, has hereunto set its hand and seal this the 29th day of October, 2020.

Highpointe Rentals, LLC


By: John Lawley
Its: Member

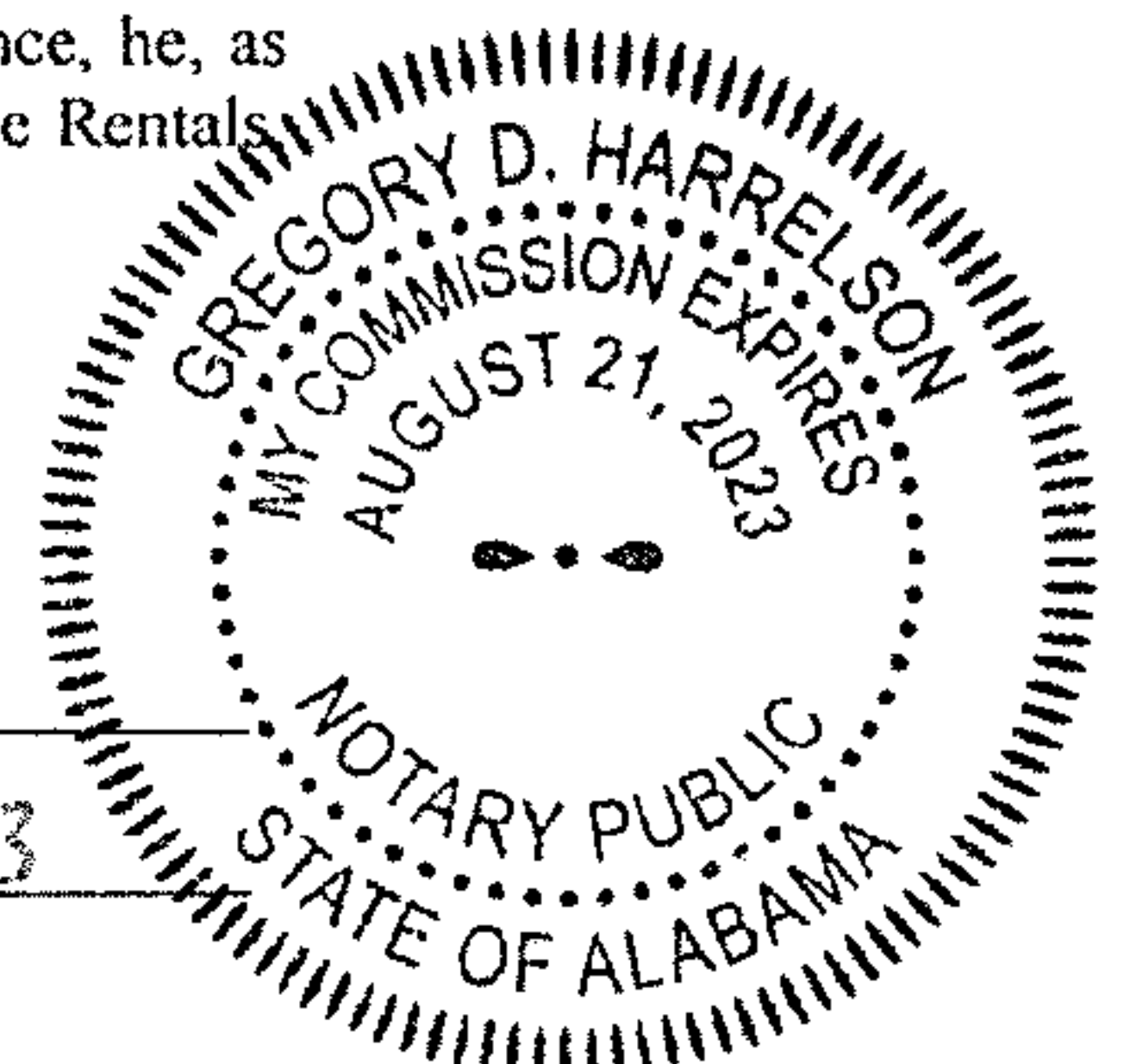
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Lawley, whose name as Member of Highpointe Rentals, 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, he, as such Member and with full authority executed the same voluntarily for and as the act of said Highpointe Rentals LLC on the day the same bears date.

Given under my hand and official seal, this the 29th day of October, 2020.


NOTARY PUBLIC

My Commission Expires 8-21-23



Real Estate Sales Validation Form

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

Grantor's Name Highpointe Rentals LLC
 Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Matthew O. McClenny
 Mailing Address Ashlee M. McClenny
2845 Indian Crest Drive
Pelham, AL 35124

Property Address 2845 Indian Crest Drive
Pelham, AL 35124

Date of Sale 10/29/2020
 Total Purchase Price \$ 644,555.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/17/2020 08:17:23 AM
 \$195.00 CHERRY
 20201117000523880

Ashlee M. McClenny

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 10/29/2020

Print Matthew O. McClenny

Unattested _____
 (verified by)

Sign Matthew O. McClenny
 (Grantor/Grantee/Owner/Agent) circle one