

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

20201204000554570
12/04/2020 09:03:21 AM
DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY) **STATUTORY WARRANTY DEED**

That in consideration of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned BRYANT BANK, an Alabama banking corporation (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto SKYTOUCHER FARM AND OUTDOORS, LLC, an Alabama limited liability company, (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 623, according to the Survey of Deer Ridge Lakes, Sector 6, Phase 1, as recorded in Map Book 37, Page 58, in the Probate Office of Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto SKYTOUCHER FARM AND OUTDOORS, LLC, an Alabama limited liability company, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall pass to the successors and assigns of the Grantee. This conveyance is made under the express

authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, BRYANT BANK, an Alabama banking corporation, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 30 day of November, 2020.

BRYANT BANK

By: 

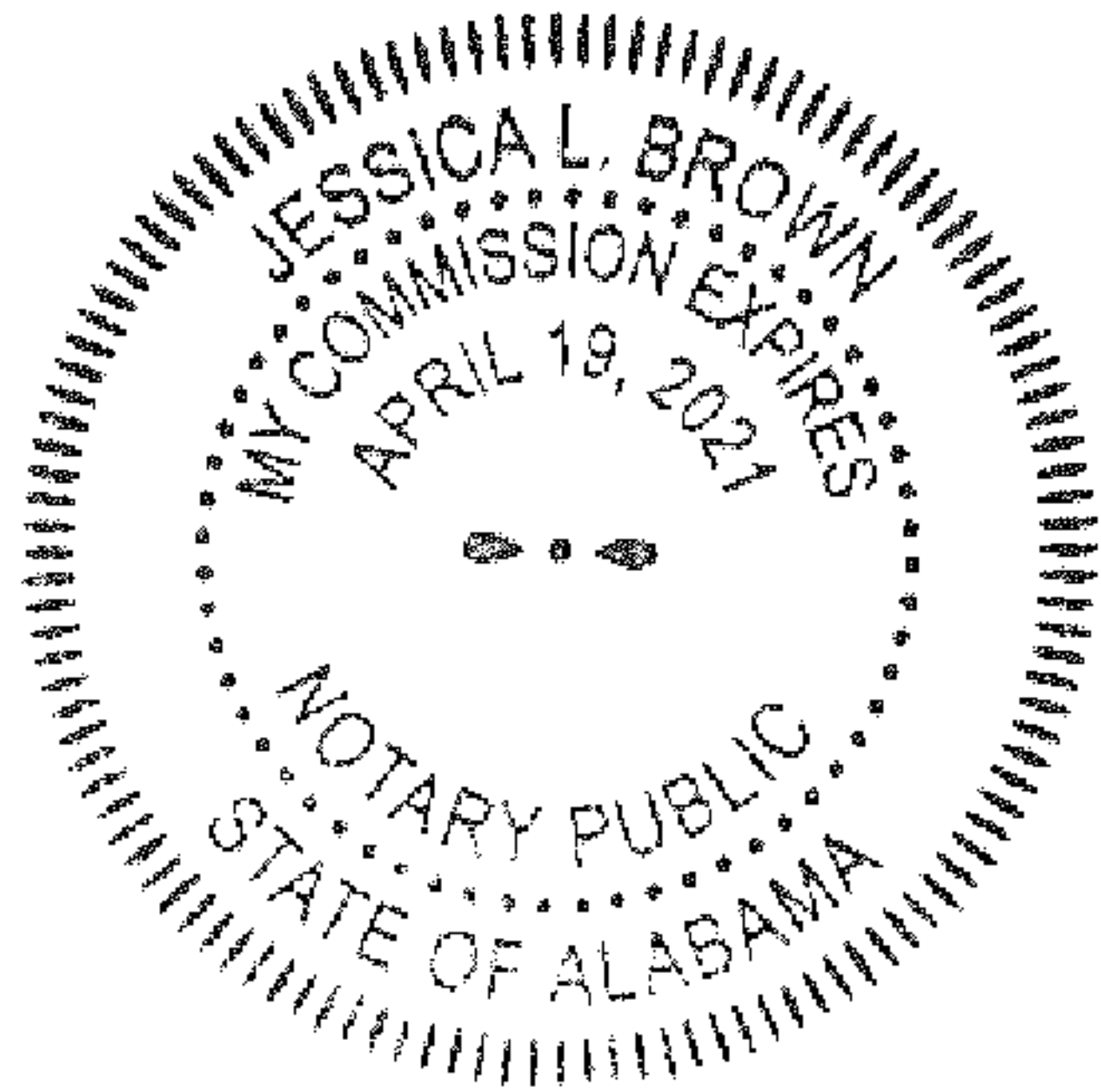
Name: Randall W. Jordan

Its: EVP

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Randall W. Jordan, whose name as EVP of BRYANT BANK, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (s)he, as such officer, with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 30 day of November, 2020.



Jessica L. Brown
Notary Public

My Commission Expires: 4-19-2021

Real Estate Sales Validation Form

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

Grantor's Name BRYANT BANK
 Mailing Address 2700 CAHABA VILLAGE PLAZA
BIRMINGHAM, AL 35243

Grantee's Name SKYTOUCHER FARM AND OUTDOORS LLC
 Mailing Address 2200 RESOURCE DRIVE STE 100
BIRMINGHAM, AL 35242

Property Address 124 DEER TRACE
PELHAM, AL 35043

Date of Sale 12/3/2020
 Total Purchase Price \$ 25,000.00

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 12/3/2020

Print BURT NEWSOME

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
 12/04/2020 09:03:21 AM
 \$53.00 CHARITY
 20201204000554570

Allen S. Bayl