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DEEDS 1/4

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
D.M. Properties & Associates, LLC
700 Wilderness Rd
Pelham, AL 35124

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **UNION STATE BANK, an Alabama corporation** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **D.M. PROPERTIES & ASSOCIATES, LLC, an Alabama limited liability company** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$240,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

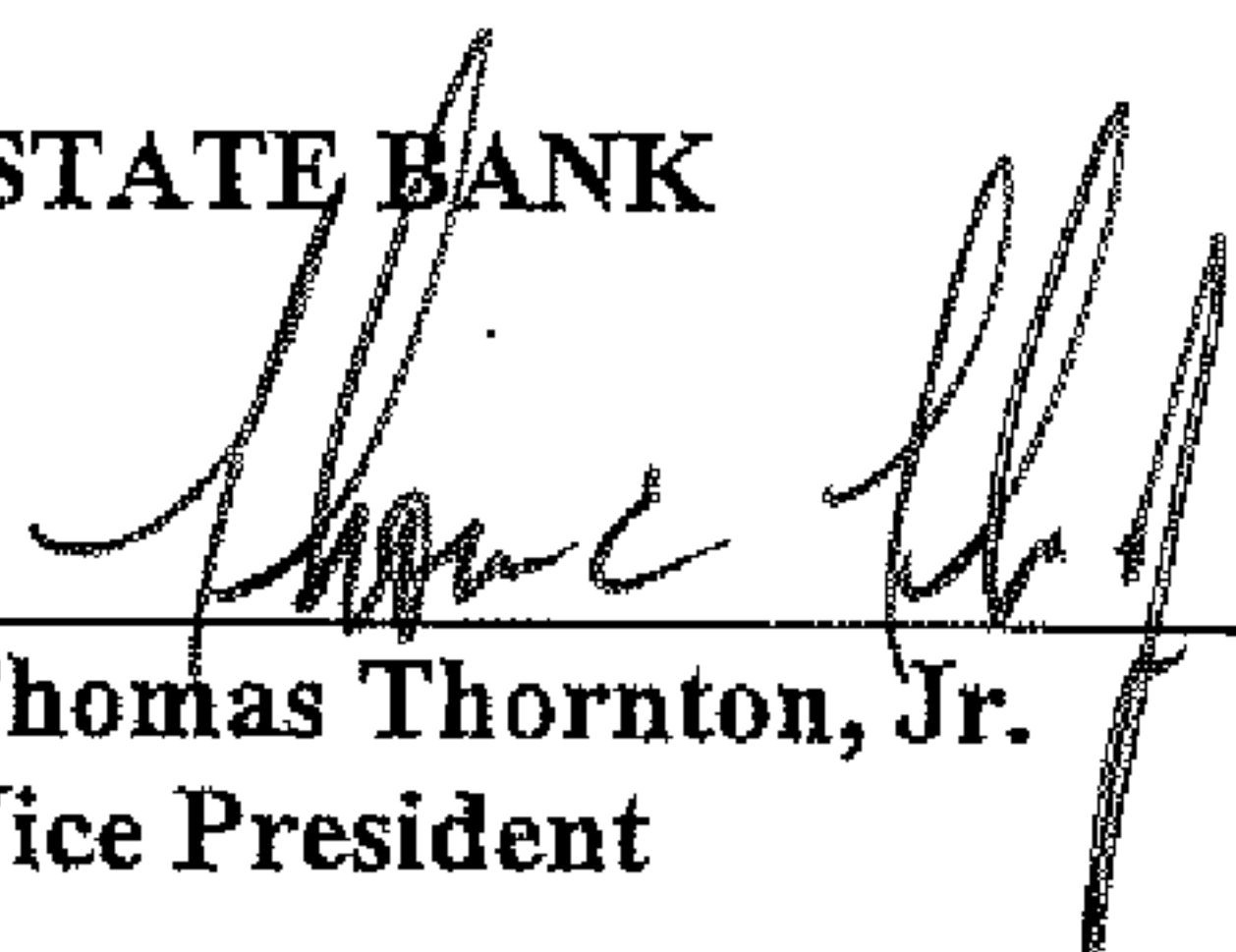
Grantor makes no representation or warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor.

And Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on its own judgment.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 24th day of November, 2020.

UNION STATE BANK

By: 
Its: Vice President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Thomas Thornton, Jr., as Vice President of UNION STATE BANK, 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 instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of November, 2020.


NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES JULY 7, 2021

Exhibit A

Legal Description

A parcel of land in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence easterly along the south line of said Section 13 a distance of 968.05 feet to a steel pin corner on east margin of Highway 31 (AKA Pelham Parkway) and the Point of Beginning of the property being described; thence continue along last described course 253.03 feet to a universal joint metal corner; thence turn 91 degrees 26 minutes 01 seconds left and run northerly 125.36 feet to a steel open top pipe corner; thence turn 88 degrees 23 minutes 07 seconds left and run westerly 277.66 feet to a steel pin corner on the same said easterly margin of same said Highway 31; thence turn 102 degrees 35 minutes 14 seconds left and run 129.21 feet to the Point of Beginning, being situated in Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name UNION STATE BANK

Mailing Address 3437 LORNA RD
HOOVER, AL 35216

Property Address 3155 & 3157 PELHAM PKWY
PELHAM, AL 35124

Grantee's Name D.M. PROPERTIES & ASSOCIATES, LLC

Mailing Address 700 WILDERNESS RD
PELHAM, AL 35124

Date of Sale November 24, 2020

Total Purchase Price \$300,000.00

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 ☐ Appraisal

☐ Sales Contract ☐ Other _____

☒ Closing Statement

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 November 24, 2020

Unattested

(verified by)

Print Malcolm S. McLeod

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/07/2020 03:54:16 PM
\$91.00 CHERRY
20201207000559420

Allen S. Bayl