

THIS INSTRUMENT PREPARED BY:  
J. ALLSTON MACON, III, ESQ.  
THE LAW OFFICES OF JEFF W. PARMER, LLC  
2204 LAKESHORE DRIVE, SUITE 125  
BIRMINGHAM, ALABAMA 35209

PLEASE SEND TAX NOTICES TO:  
GVP, LLC  
2084 VALLEYDALE ROAD  
BIRMINGHAM, AL 35244

# WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

20201209000564590

12/09/2020 04:07:03 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred and Thirty Four Thousand and 00/100 Dollars (\$234,000.00)**, to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt and sufficiency whereof is hereby acknowledged, I/we **Information and Transparency in Real Estate for the Safe Future, LLC**, registered in the State of Alabama as Entity ID 625-443, registered address 2204 Lakeshore Drive, Suite 125, Birmingham, AL 35209 (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **GVP, LLC** registered in the State of Alabama as Entity ID 313-343, registered address 2084 Valleydale Road Birmingham, AL 35244 (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby County, Alabama, to-wit:


**Lots 74, 75, 76, 77, 78, 79, 80, 102, 131, 132, 133, 134, 135, 136, 143, 144, 145, 146, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.**

**Source of Title: Instrument # 20200330000124440.**

**TO HAVE AND TO HOLD** unto the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said **GRANTEE(S)**, his/her/their heir(s) and assigns, that I/we am/are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; and that I/we will and my/our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heirs and assigns forever, against the lawful claims of any and all persons.

**IN WITNESS WHEREOF**, **GRANTOR(S)** has/have hereunto set his/her/their hand(s) and seal, this the 9<sup>th</sup> day of December, 2020.

  
**Information and Transparency in Real Estate  
for the Safe Future, LLC  
By: Donna F. Allen, Authorized Agent**

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

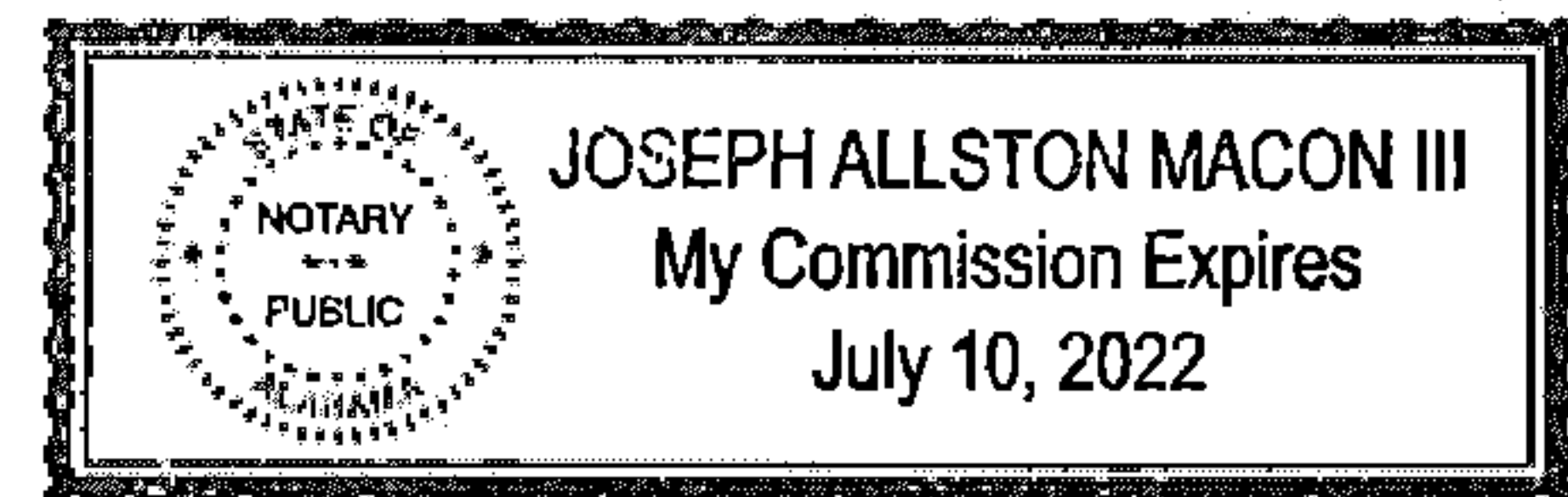
I, the undersigned, a Notary Public, hereby certify that **Donna F. Allen, as Authorized Agent for Information and Transparency in Real Estate for the Safe Future, LLC**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument and with full authority, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand this the 9<sup>th</sup> day of December, 2020.



Notary Public

My commission expires:



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

Grantor's Name Information and Transparency in  
 Mailing Address Real Estate for the Safe Future, LLC  
2084 Valleydale Road  
Birmingham, AL 35244

Grantee's Name GVP, LLC  
 Mailing Address 2084 Valleydale Road  
Birmingham, AL 35244

Property Address Lots 74,75,76,77,78,79,80,102,131,  
132,133,134,135,136,143,144,145,146  
Townside Square, Sector One  
Shelby County, Alabama

Date of Sale 12/09/2020  
 Total Purchase Price \$234000.00

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 12/9/2020

Print Jeff W. Parmer

Sign Jeff W. Parmer

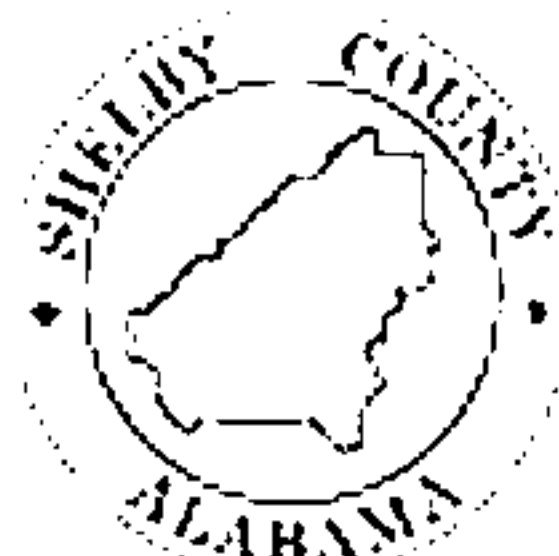
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/09/2020 04:07:03 PM  
 \$262.00 CHARITY  
 20201209000564590

eForms



**Form RT-1**

*Allen S. Bayl*