



20201217000579980 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/17/2020 12:37:43 PM FILED/CERT

Send Tax Bills To:

William T Bezkor, Jr.
285 Indian Crest Drive
Indian Springs, AL 35124

This Instrument Prepared by:

Neil E. Senkbeil, Esq.
Deep South Title, LLC
4000 Eagle Point Corporate Drive
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which, whereof is acknowledged, the undersigned, **LOULOU ONE, LLC**, an Alabama limited liability company ("Grantor") does hereby grant, bargain, sell and convey unto **WILLIAM T. BEZKOR, JR.** ("Grantee") and to his heirs, executors, administrators, successors and assigns the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

Lot Number 16, Block 1, according to A.J. Grefenkamp's survey of Buck Creek Cotton Mills and as shown by map or plat of said subdivision of record in Map Book 3, at Page 9, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes and all covenants, conditions, restrictions, easements and mortgages of record.

\$26,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee. And Grantor does for themselves and for the successors and assigns of Grantor, covenant with the said Grantee, his heirs, executors, administrators, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the successors and assigns of Grantor shall warrant and defend the same to the said Grantee, his heirs, executors, administrators, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal as of this 18th day of November, 2020.

"GRANTOR:"

LouLou One, LLC an Alabama limited liability company

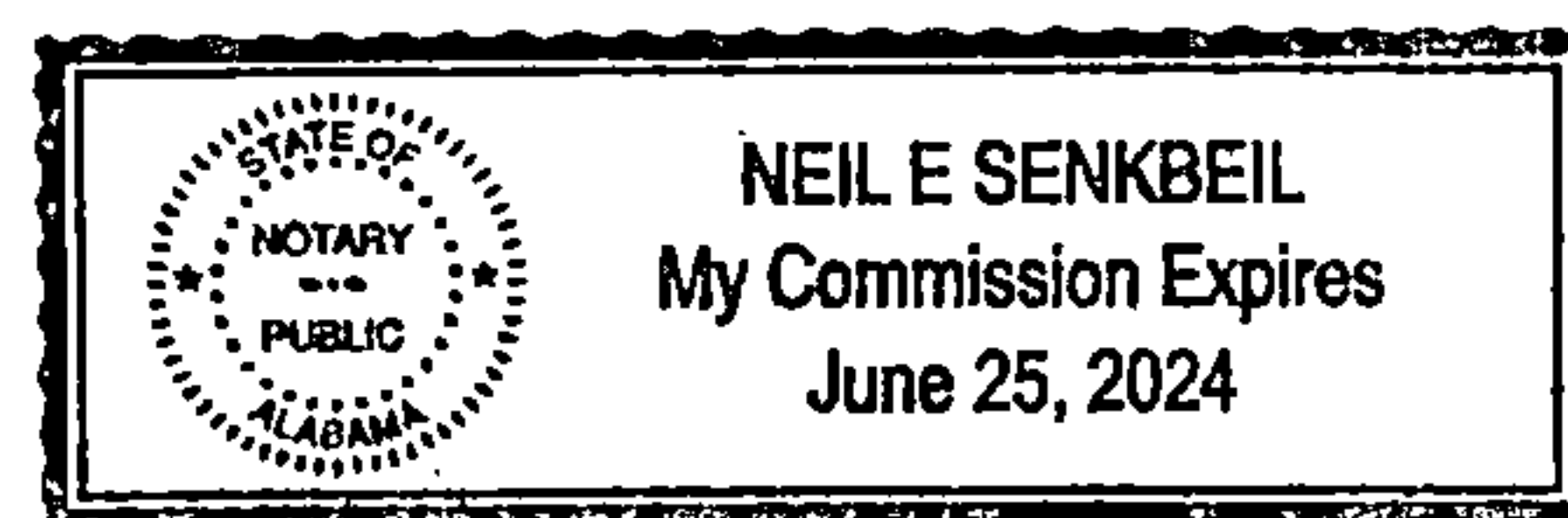
Karen B. Scott [SEAL]
Karen B. Scott
Its Sole Member

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Karen B. Scott, whose name as Sole Member of LouLou One, LLC, 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, she as said Sole Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 18th day of November, 2020

[Signature]
Notary Public
My Commission Expires: _____




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Real Estate Sales Validation Form

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

Grantor's Name LouLou One, LLC
Mailing Address PO Box 627
Helena, AL 35080

Grantee's Name William T. Bezkor
Mailing Address 285 Indian Crest Drive
Indian Springs, AL 35124

Property Address 204 1st Street N, Lot #16
Alabaster, AL 35007

Date of Sale November 18, 2020
Total Purchase Price \$26,500.00

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.

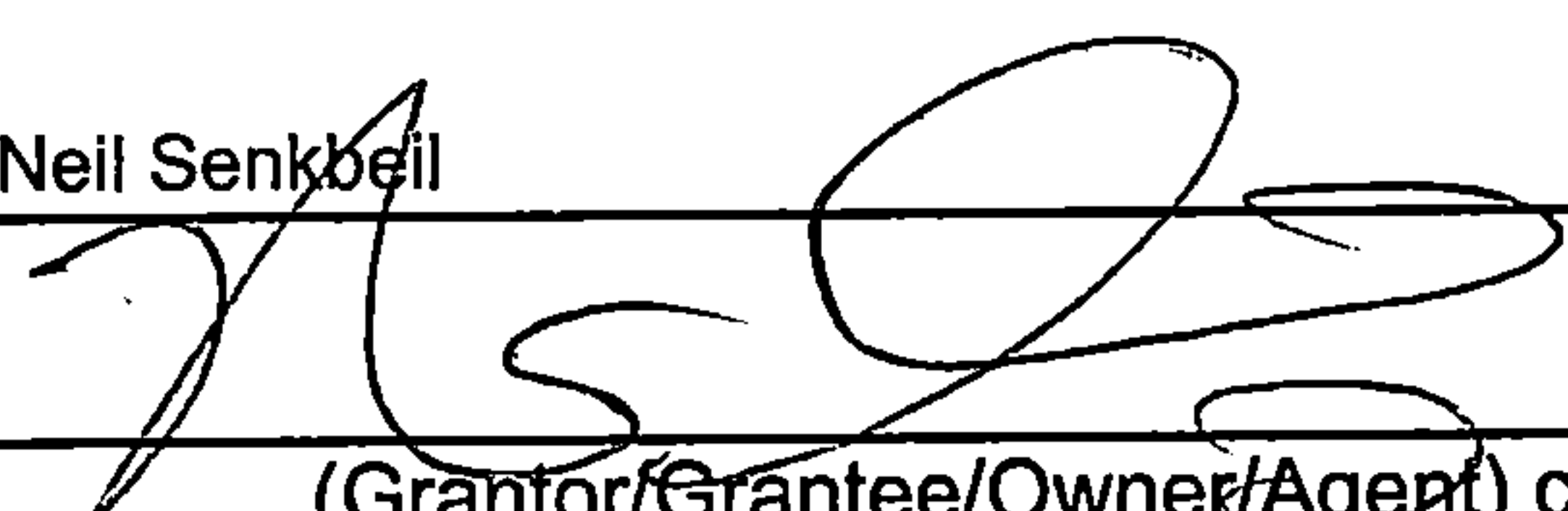
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 11-18-2020

Print Neil Senkbell

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



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