

This instrument was prepared by:

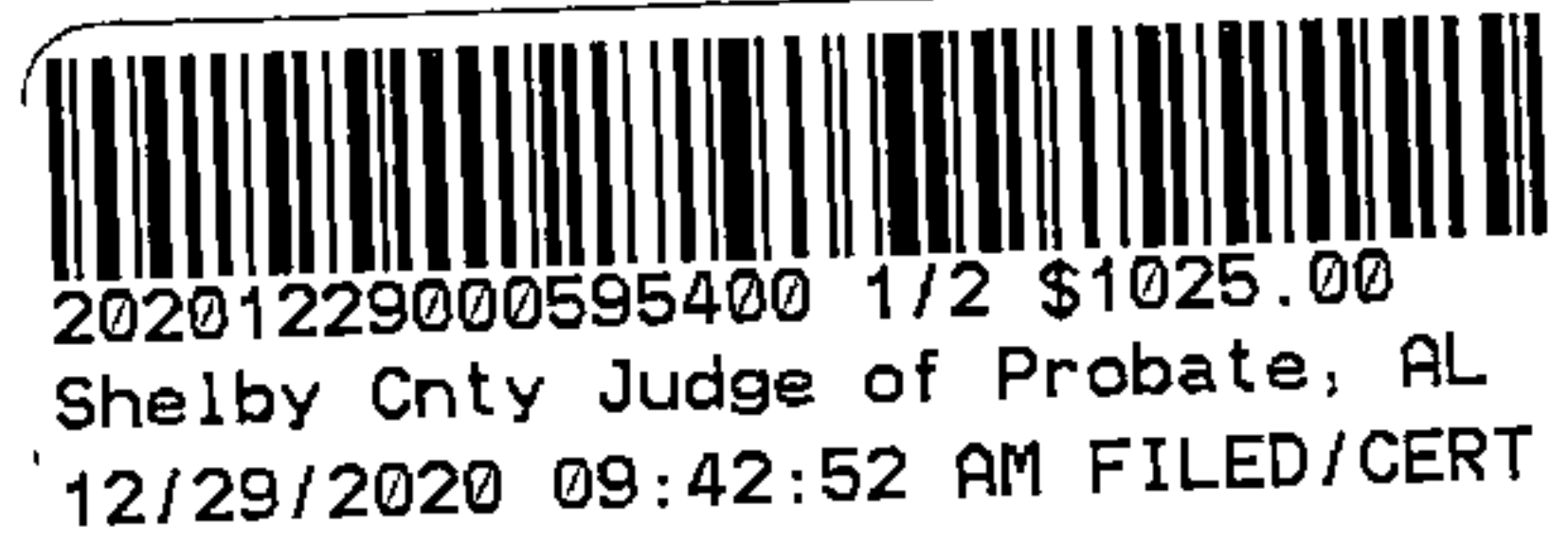
Jimmy E. Mitchell
354 Shiloh Lane
Talladega, AL 35160-7442

Send Tax Notice to:

The Village at Meadowbrook, LLC
In Care Of: Jim Mitchell
354 Shiloh Lane
Talladega, AL 35160-7442

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Thousand and 00/100 Dollars (\$1,000.00)** to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, **M3 Properties, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantor, whether one or more) does grant, bargain, sell and convey unto **The Village at Meadowbrook, LLC** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the survey of the Village at Lee Branch, Sector 2, as recorded in Map Book 33 , Page 3 in the Probate Office of Shelby County, Alabama, more particularly described as Parcel I.D. # 09 3 06 0 001.001.001, Shelby County, Alabama, together with the buildings, improvements, and appurtenances located thereon, if any, and all mineral interests and all right, title and interest of Seller in and to any and all roads, easements, streets and rights-of-way of any kind, nature or description located thereon or relating thereto.

Subject to:

1. Ad valorem taxes and assessments not yet due and payable.
2. All easements, rights-of-way, restrictions, and reservations of record.

TO HAVE AND TO HOLD Unto the said Grantee, its successors, and assigns, forever.

AND, the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the same to the said Grantee, its, successors and assigns forever, against the lawful claims of all persons claiming by, though, or under the Grantor.

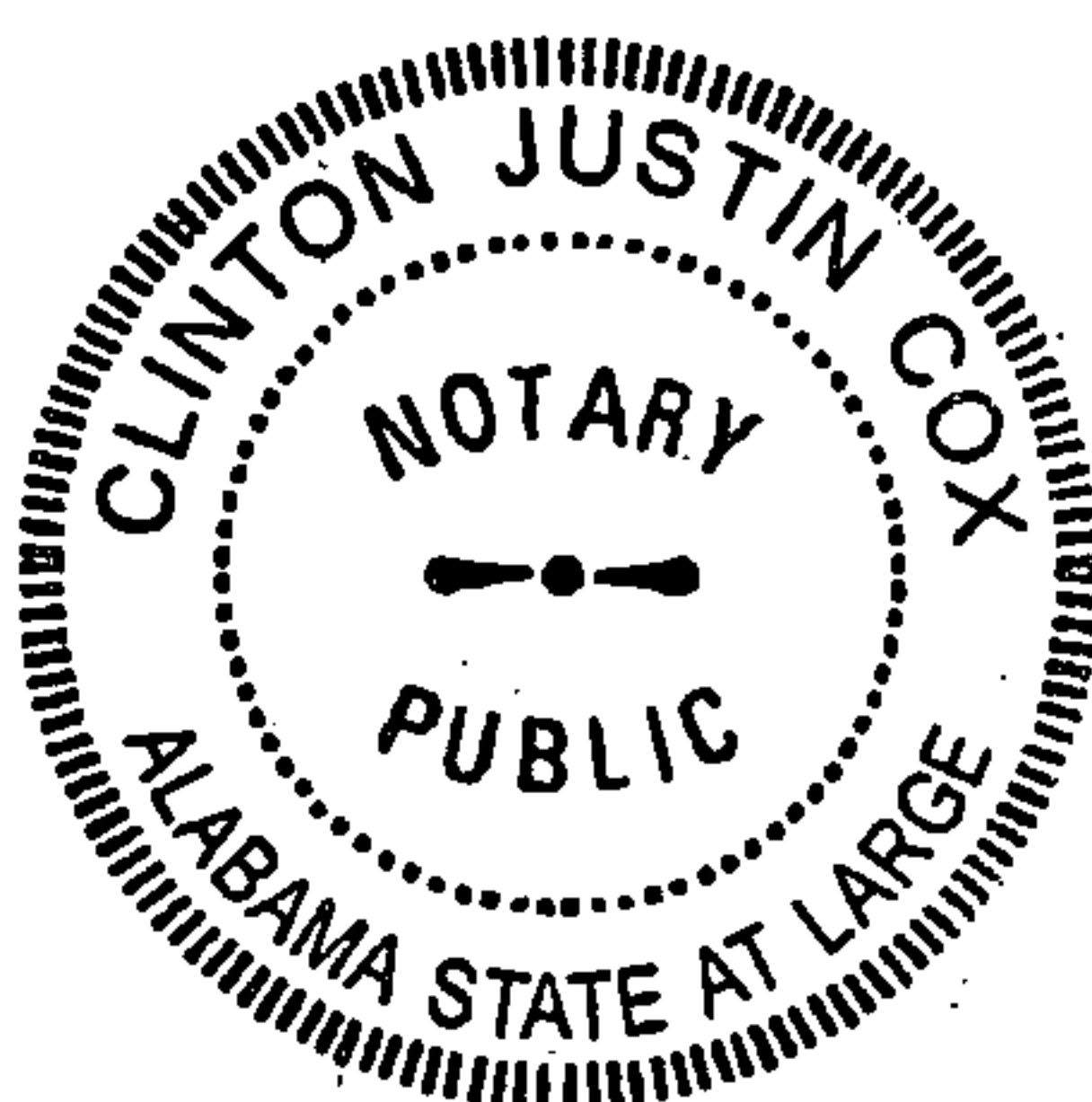
IN WITNESS WHEREOF, I have hereto set forth my hand and seal, this 29th day of December 2020.

M3 Properties, LLC,
An Alabama Limited Liability Company


By: Jimmy E. Mitchell, 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 Jimmy E. Mitchell whose name as **Member of M3 Properties, 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 Company acting in his capacity as Member as foresaid. Given under my hand and official seal, this the 29th day of December 2020.




NOTARY PUBLIC (seal)

Commission Expiration: 8-7-2024

Real Estate Sales Validation Form

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

Grantor's Name M3 Properties LLC
Mailing Address 960 Forestdale Blvd 1
B'ham AL 35214

Grantee's Name The Village at Meadowbrook
Mailing Address 960 Forestdale Blvd 1
B'ham AL 35214

Property Address no address

Date of Sale 12/29/20
Total Purchase Price \$ 1,000,000.
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 12/29/2020

Print Jimmy E Mitchell, Member

Unattested

Sign

Jimmy E Mitchell
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



20201229000595400 2/2 \$1025.00
Shelby Cnty Judge of Probate, AL
12/29/2020 09:42:52 AM FILED/CERT