

**20210126000042770**  
**01/26/2021 02:35:48 PM**  
**DEEDS 1/4**

**This instrument was prepared by:**

Mary Stewart Nelson  
400 Century Park South, #224  
Birmingham, AL 35226

**Send tax information to:**

Terre des Petits-Enfants, LLC  
3404 Twin Lakes Ct.  
Saraland, AL 36571

**State of Alabama**  
**County of Shelby**

**GENERAL WARRANTY DEED**

Know All Men by These Presents: That in consideration of **Ten and No/100 Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I, the authorized representative of **Calvine South, LLC, an Alabama limited liability company** (herein referred to as "Grantor", whether one or more), grant, bargain, sell and convey unto **Terre des Petits-Enfants, LLC, an Alabama limited liability company** (herein referred to as "Grantee", whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Parcel ID: 09-3-05-0-991-014.000**

**Property Address: 2308 Greystone Commercial Blvd, Unit 10,  
Birmingham, AL 35242**

**Legal Description: See attached Exhibit A**

Subject to:

- (1) Taxes or assessments for the year 2020 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, and rights of way of record.

Be it known that \$293,250.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

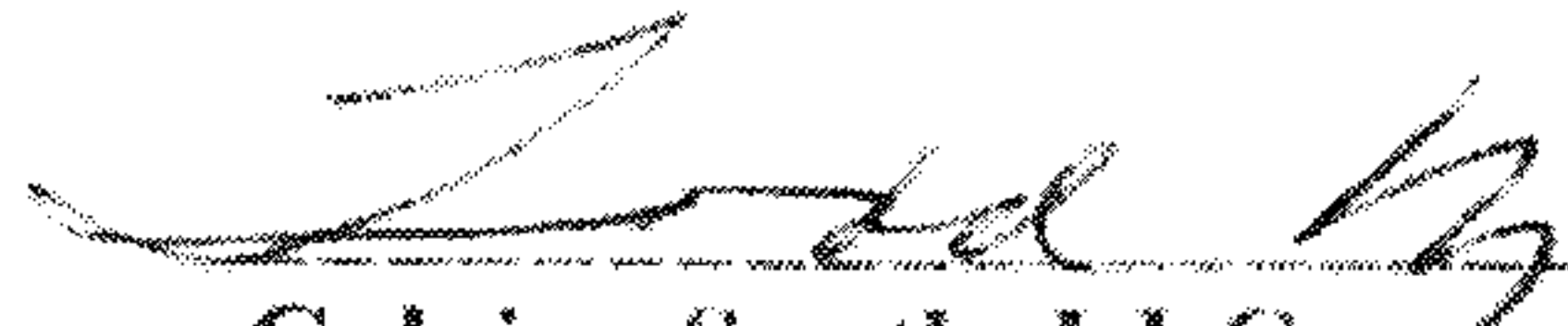
The Grantor covenants and agrees with the Grantee that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of Calvin South, LLC, which have not been modified or amended; that the property is free from

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encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantee, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

To Have And To Hold to the said grantees, his, her or their heirs and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal this 25th day of January, 2021

  
Calvine South, LLC

By: Todd Murphy  
Title: Authorized Member

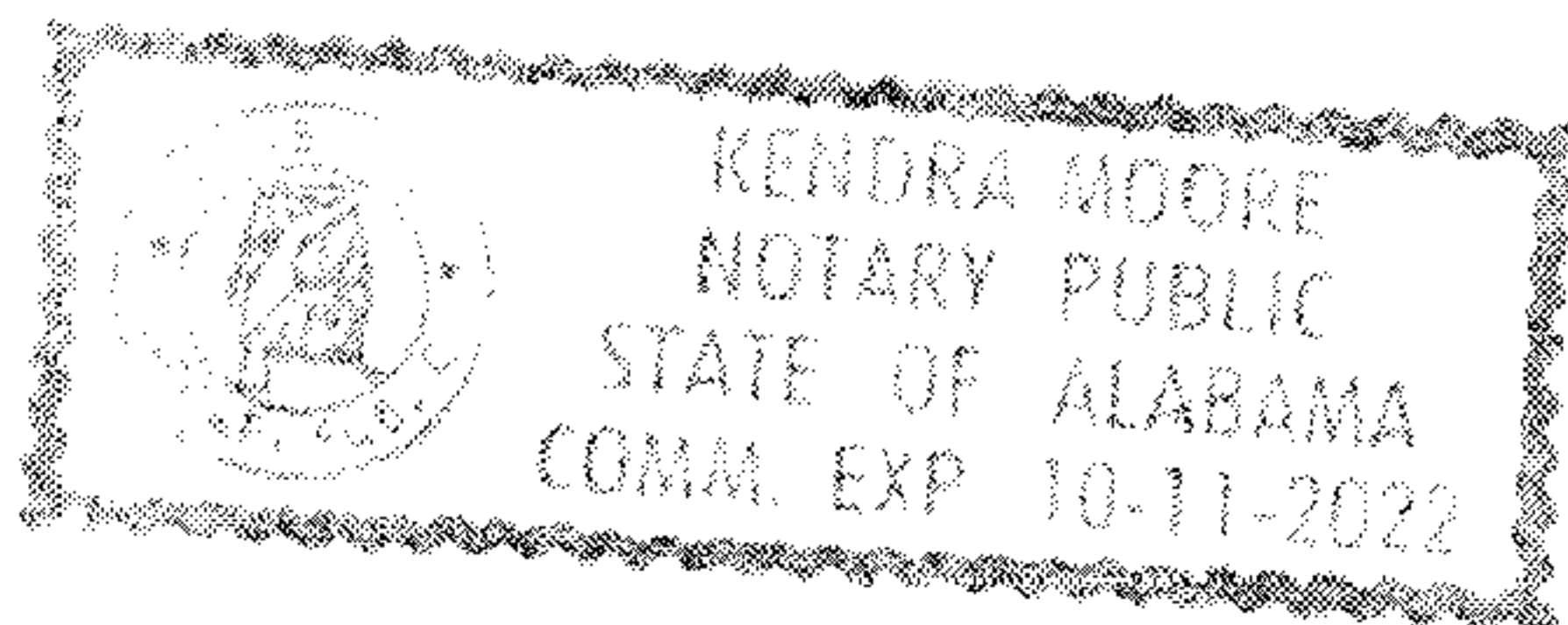
STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Todd Murphy, who serves as Authorized Member of Calvine South, 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 25th day of January, 2021

[SEAL]

  
Notary Public



**SCHEDULE A**  
**(continued)**

**LEGAL DESCRIPTION**

Unit 10, in Two-Eighty Village, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 20070131000045880, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium, a plan, is attached as Exhibit "C" thereto, and as recorded in the Record Plat of Two-Eighty Village, a Condominium, in Map Book 38, Page 36, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of Two-Eighty Village Association, Inc., are attached as Exhibit "B" thereto, together with an undivided Interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D".



## Real Estate Sales Validation Form

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

Grantor's Name Calvine South LLC  
 Mailing Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Grantee's Name Terre des Petits Enfants Inc  
 Mailing Address 3404 Twin Lakes Ct  
Samford AL 36571  
 \_\_\_\_\_  
 \_\_\_\_\_

Property Address 2803 Greystone Commercial  
Bldg - Unit 10  
Bram AL 35242  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 1-25-2021  
 Total Purchase Price \$ 345,000.00  
 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 1-25-2021

Print Mary Stewart Nelson Thompson

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



id

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk (verified by)  
 Shelby County, AL  
 01/26/2021 02:35:48 PM  
 \$83.00 JESSICA  
 20210126000042770

Allen S. Beyle

Form RT-1