

Prepared by:	Send Tax Notice To:
Chesley P. Payne	Hayden Picogna
1780 Gadsden Highway	8024 Eagle Crest Lane
Birmingham, AL 35235	Birmingham, AL 35242
2020-5260	

LIMITED LIABILITY COMPANY WARRANTY DEED

State of Alabama}
County of Shelby }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINETY THOUSAND AND 00/100 (\$ 90,000.00) to and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Eagle Nest Development, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Hayden Picogna, (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, AL to-wit:

Lot 15, of Eagle Nest, as recorded in Map Book 50, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

Note: \$ 72,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.


Note: Hayden Picogna is one and the same person as Hayden Andrew Picogna.
TO HAVE AND TO HOLD, to the said GRANTEE, his heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

The undersigned hereby certifies that this instrument is being executed according to the Articles of Organization and Operating Agreement of the limited liability company and that the Articles have not been modified or amended

IN WITNESS WHEREOF, the said Grantor by Ashley Colburn, as Managing Member who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of January, 2021.

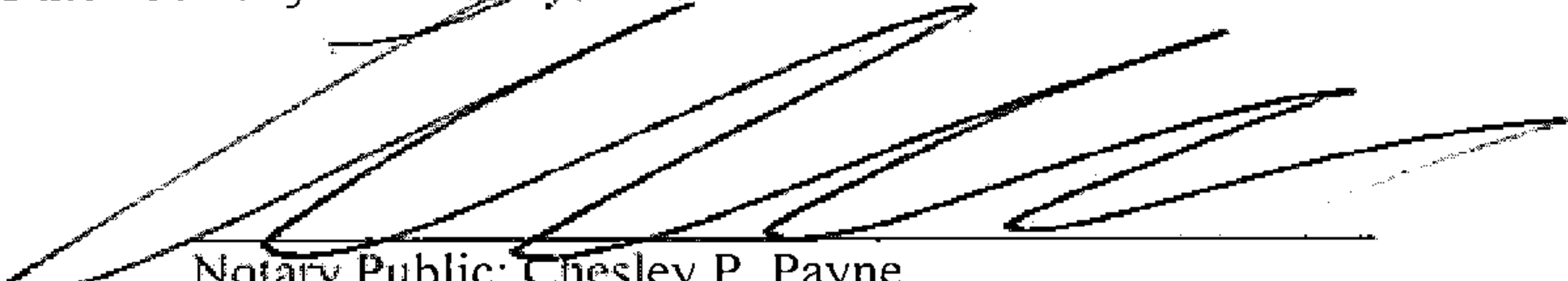
Eagle Nest Development, LLC, a Limited Liability Company

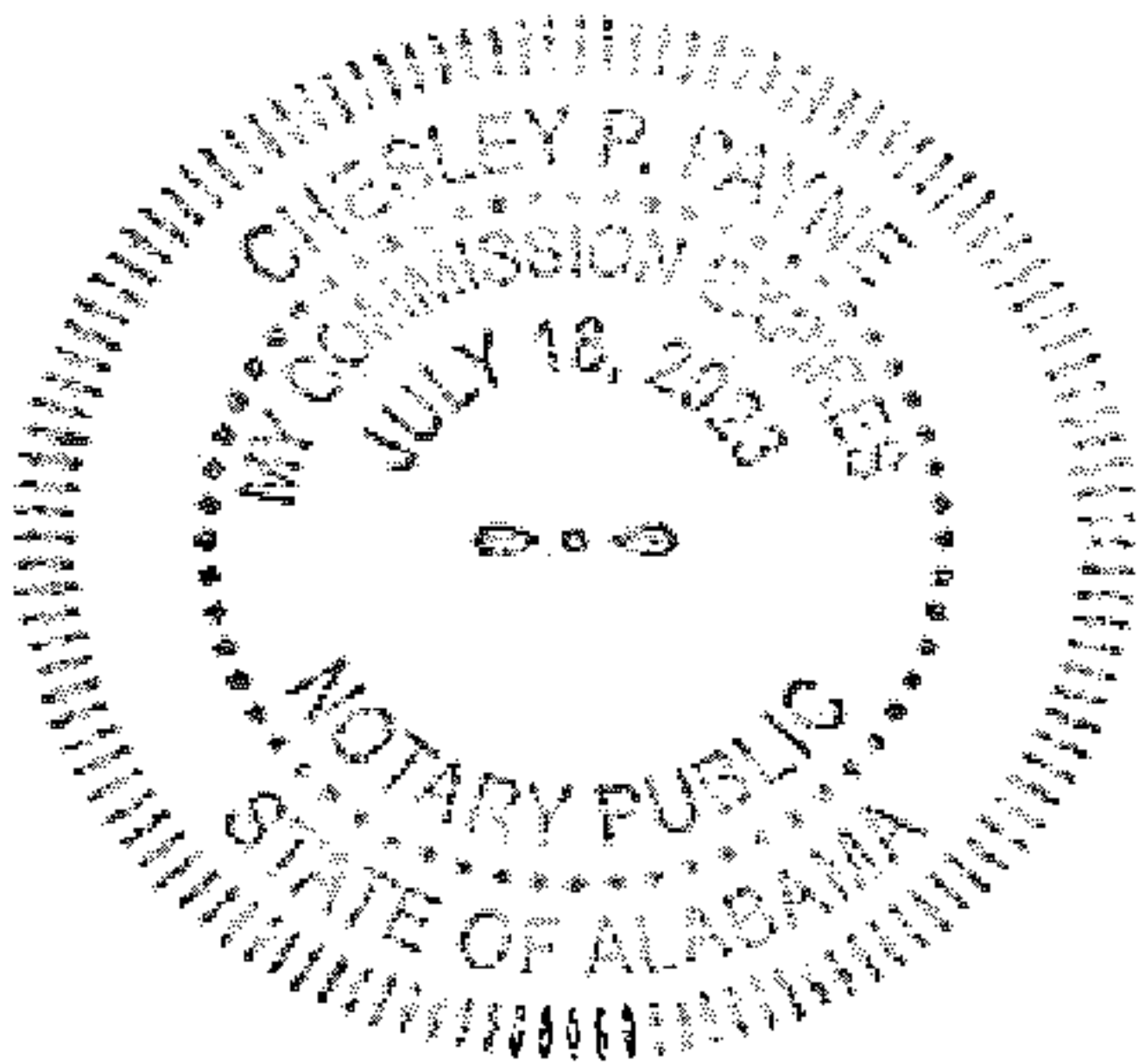
By: 
Ashley Colburn, Managing Member

State of Alabama
County of Jefferson

I, Chesley P. Payne a Notary Public in and for said County in said State, hereby certify that Ashley Colburn whose name as Managing Member of Eagle Nest Development, LLC, an Alabama limited liability company, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 15th day of January, 2021.


Notary Public: Chesley P. Payne
My Commission Expires: July 18, 2023



Real Estate Sales Validation Form

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

Grantor's Name	Eagle Nest Development, LLC	Grantee's Name	Hayden Picogna
Mailing Address	8455 Scott Dr. Trussville, AL. 35173	Mailing Address	2260 Vanessa Drive Birmingham, AL 35242
Property Address	8024 Eagle Crest Lane Birmingham, AL 35242	Date of Sale	January 15, 2021
		Total Purchase Price	\$90,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	Other:
<input checked="" type="checkbox"/> Sales Contract		
<input type="checkbox"/> 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.

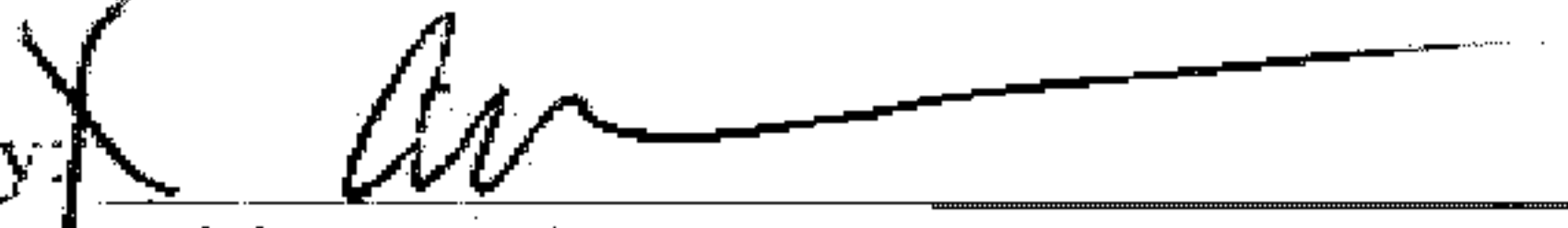
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

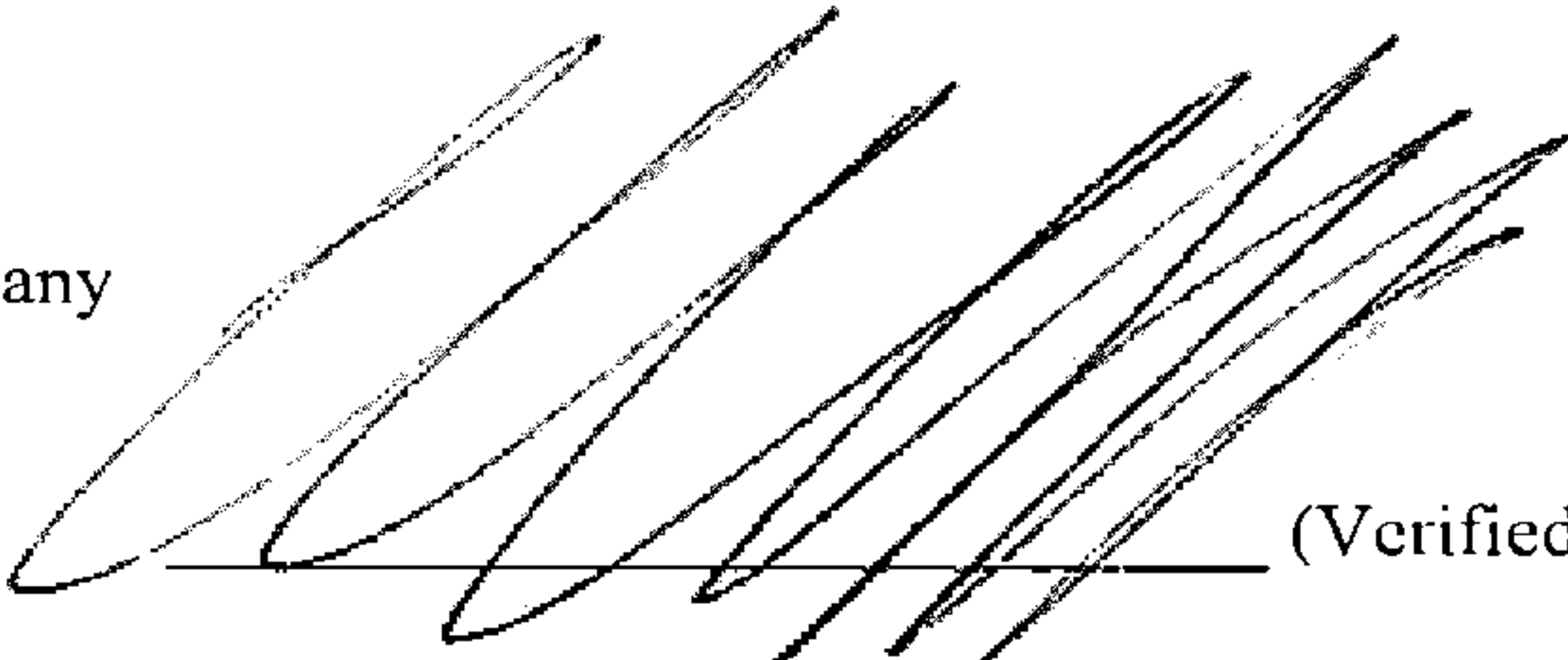
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be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

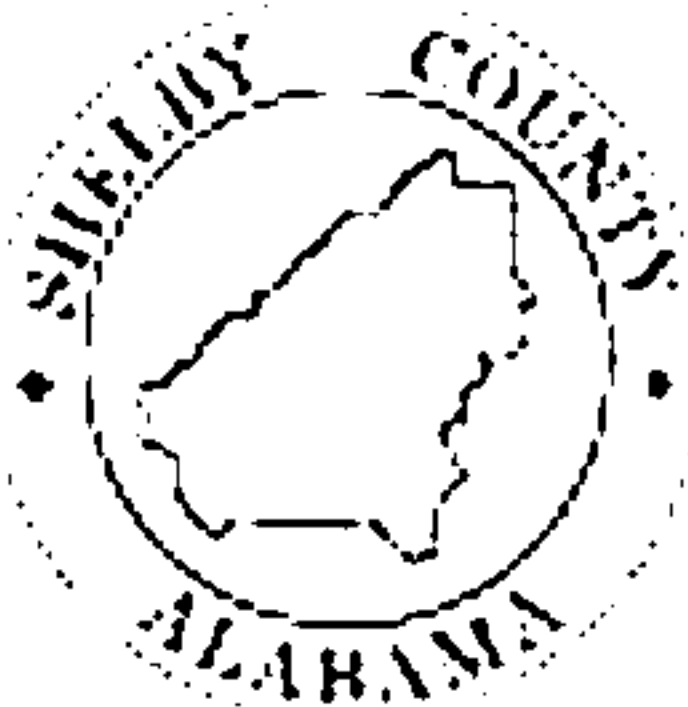
Name: Eagle Nest Development, LLC Date: 15th day of January, 2021

Eagle Nest Development, LLC, a Limited Liability Company

By: 
Ashley Colburn, Managing Member

 (Verified)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2021 01:56:12 PM
\$115.00 JESSICA
20210201000052170

