

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Dolev Pongo LLC
2180 Enclave Mill Drive
Dacula, GA 30019

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED SEVENTY THOUSAND AND 00/100 (\$170,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Savannah Ridge Properties LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Dolev Pongo LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

Lot 335, according to the Survey of The Village at Polo Crossings Sector 1, as recorded in Map Book 39, Pages 42A, 42B and 42C, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **555 Polo Way, Chelsea, AL 35043**

\$119,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 8th day of February, 2021.

Savannah Ridge Properties LLC

Cassidy Bates-Dierdorf

By: Cassidy Bates-Dierdorf

Its: Manager

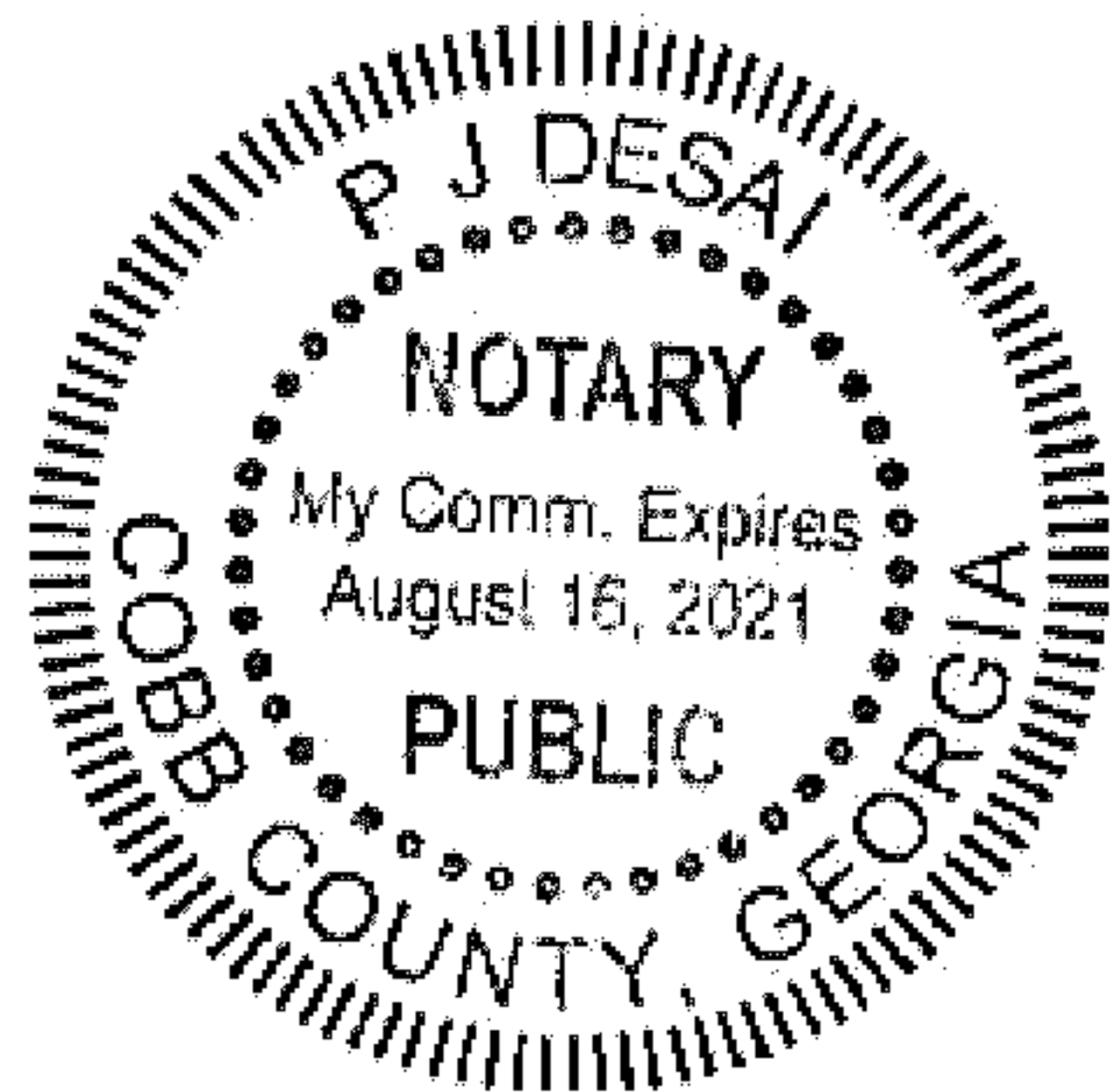
STATE OF GEORGIA)

COUNTY OF Cumminett)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Cassidy Bates-Dierdorf**, whose name as **Manager** of **Savannah Ridge 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 Instrument, he/she as such # and with full authority, signed his/her name voluntarily on the day the same bears date. # manager

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8 day of February, 2021.

P.J. Desai
NOTARY PUBLIC
My Commission Expires: August 16th 2021



Real Estate Sales Validation Form

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

Grantor's Name Savannah Ridge Properties LLC
Mailing Address 555 Polo Way
Chelsea, AL 35043

Grantee's Name Doley Pongo LLC
Mailing Address 2180 Enclave Mill Drive
Dacula, GA 30019

Property Address 555 Polo Way
Chelsea, AL 35043

Date of Sale 02/15/2021
Total Purchase Price \$170000.00

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 2/19/21

Print Jeff W. Parmer

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Not attested

Filed and Recorded
Official Public Record (verified by)
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/22/2021 11:04:24 AM
\$79.00 JESSICA
20210222000086930



Alvin S. Boyd