

THIS INSTRUMENT PREPARED BY:

TOMMY ALLEN FRENCH, ATTORNEY AT LAW, LLC
800 Watterson Curve, Ste. 101
Trussville, Alabama 35173
(205) 508-5900

Send Tax Notice to:
Yancey Earl Harris, Jr.
445 Weatherly Club Drive
Pelham, AL. 35124

**STATE OF ALABAMA)
COUNTY OF SHELBY) CORPORATION WARRANTY DEED**

FOR AND IN CONSIDERATION of TWO HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (270,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee hereinafter named, the receipt and sufficiency whereof is hereby acknowledged, MSM PORTFOLIO MANAGEMENT, L.L.C., an Alabama Domestic Limited Liability Company, as Grantor, does hereby grant, bargain, sell and convey unto YANCEY EARL HARRIS, JR., as Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2712, according to the Survey of Weatherly Highlands Club Drive - Sector 27, as recorded in Map Book 27, Page 98, in the Office of the Judge of Probate Shelby County, Alabama.

Subject to:

- (1) Current year taxes and subsequent year taxes,**
- (2) subdivision restrictions, utility, drainage and sewer easements, minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate, Shelby County, Alabama,**
- (3) subject to any prior reservation, severance or conveyance of mineral or mineral rights.**
- (4) Restrictive Covenants Recorded in Inst. Number 2000-38937**
- (5) 10 Foot Utility easement across the Northwest side of said lot as shown on recorded map.**

Source of Title: Instrument Number: 20200924000431500, as recorded in the Shelby County Judge of Probate's Office.

\$258,241.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this the 26 day of February, 2021.

MSM Portfolio Management, L.L.C., an Alabama
Domestic Limited Liability Company

 (L.S.)
Michael Martinez, Managing Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that **ROBERT PIERRE** as Member of **MSM Portfolio Management, LLC, an Alabama Domestic Limited Liability Company**, by and through its managing member, **Michael Martinez**, whose name 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 executed the same on the date the same bears date.

Sworn and subscribed to before me on this the _____ day of February, 2021.

Notary Public - State at Large

My commission expires _____

please see
attached
acknowledgment

CALIFORNIA ALL PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Bernardino

On February 26, 2021 before me, Kim Phuong Dang, Notary Public,
(Here insert name and title of the officer)

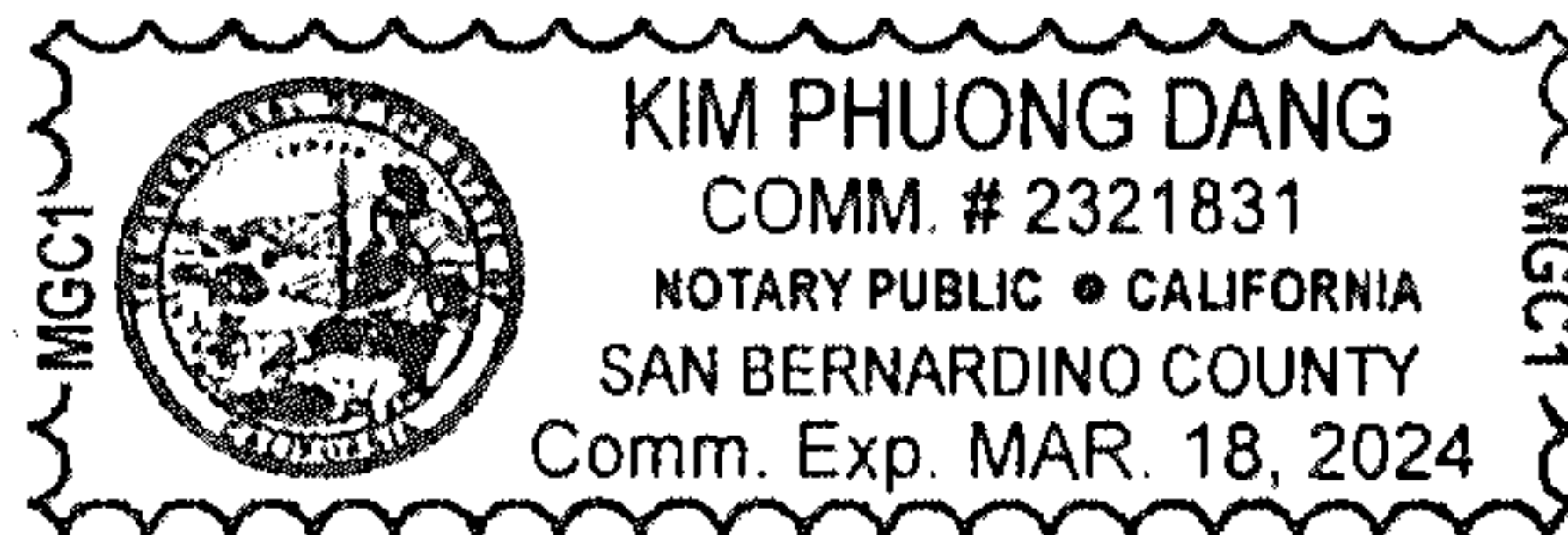
Personally appeared Michael Martinez

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kim Phuong Dang (Notary Seal)
Signature of Notary Public



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Cooperation Warranty Deed
(Title or Description of Attached Document)

Number of Pages: 2 Document Date: 2/26/2021

^{KP}
Loan #: 2021-169
Escrow

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
- ☐ Corporate Officer _____
- ☐ Partner (s)
- ☐ Attorney-in-Fact
- ☐ Trustee (s)
- ☐ Other _____

Real Estate Sales Validation Form

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

Grantor's Name MSM Portfolio Management, LLC
 Mailing Address 445 Weatherly Club Drive
Pelham, AL 35124

Grantee's Name Yancey Earl Harris, JR
 Mailing Address 445 Weatherly Club Drive
Pelham, AL 35124

Property Address 445 Weatherly Club Drive

Date of Sale 2/26/2021

Total Purchase Price \$ 270,000

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 2/26/2021

Print Russell A Carter

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/02/2021 08:44:04 AM
 \$43.00 CHERRY
 20210302000103030

Allen S. Byrd

Form RT-1