

Prepared by:
Chesley P. Payne
1780 Gadsden Highway
Birmingham, AL 35235
2021-5387

Send Tax Notice To:
Chasing Grain, LLC
2213 Travis Lane
Hoover, AL, 35226

LIMITED LIABILITY COMPANY WARRANTY DEED

State of Alabama}
County of Shelby}

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FORTY NINE THOUSAND AND 00/100 DOLLARS (\$ 49,000.00) to and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Eagle's Nest Development, LLC, an AL limited liability company (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto** (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, AL to-wit:

****Chasing Grain, LLC**

Lot 14, according to the Survey 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: \$ 376,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.


TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors 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, its successors 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 22nd day of February, 2021.

Eagle's Nest Development, LLC, an Alabama 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's Nest Development, LLC, an AL 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 22nd day of February, 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's Nest Development, LLC
 Mailing Address 8455 Scott Drive
Trussville, AL 35173

Grantee's Name Chasing Grain, LLC
 Mailing Address 2213 Travis Drive
Hoover, AL 35226

Property Address 8002 Eagle Crest Lane
Birmingham, AL 35242

Date of Sale February 22, 2021
 Total Purchase Price \$49,000.00
 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 Appraisal Other:
 X Sales Contract
 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's Nest Development, LLC

Date: 22nd day of February, 2021

Eagle's Nest Development, LLC, an Alabama Limited Liability Company

X By: Ashley Colburn
 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
 03/10/2021 11:09:28 AM
 \$26.00 CHERRY
 20210310000119620

Alex S. Bayl