

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:
Brittnay Denise Fields
525 Bennett Drive
Alabaster, AL 35007

20210312000125770
03/12/2021 03:50:06 PM
DEEDS 1/3

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED FIVE THOUSAND AND 00/100 (\$205,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Southeastern Real Estate Investments, LLC as Trustee of the 525 Bennett Drive Land Trust dated September 1, 2020** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brittnay Denise Fields** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 9, Block 2, according to the Survey of Fernwood, Fourth Sector, as recorded in Map Book 7, Page 96, in the Probate Office of Shelby County, Alabama also that part of 8-A in Block 2, of said subdivision more particularly described a follows;

Commence at the Northeasterly corner of Lot 8-A, thence in a Northwesterly direction, along the Northerly line of said Lot 8-A a distance of 40.90 feet to the point of beginning; thence continue along last described course a distance of 48.93 feet; thence 109 Degrees 10 minutes left is a Southeasterly direction a distance of 14.04 feet; thence 87 degrees 29 minutes 30 seconds left in a Northeasterly direction, a distance of 46.26 feet to the point of beginning being situated in Shelby County, Alabama.

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

Property Address: **525 Bennett Drive Alabaster, AL 35007**


\$201,286.00 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, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **9th day of March, 2021.**

**525 Bennett Drive Land Trust dated
September 1, 2020
By: Southeastern Real Estate Investments,
LLC, as Trustee**


By: Sarah Arthur
Its Manager

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that
Sarah Arthur as Manager of **Southeastern Real Estate Investments, LLC as
Trustee of 525 Bennett Drive Land Trust dated September 1, 2020**, 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 Manager of **Southeastern Real Estate
Investments, LLC as Trustee of 525 Bennett Drive Land Trust dated September 1, 2020** and with
full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **9th day of March, 2021.**


Jeff W. Parmer

NOTARY PUBLIC
My Commission Expires: **09/13/2024**



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Southeastern Real Estate Investments, LLC as Trustee of
 Mailing Address the 525 Bennett Drive Land Trust dated September 1, 2020
1678 Montgomery Highway #104329
Birmingham, AL 35216

Grantee's Name Brittnay Denise Fields
 Mailing Address 525 Bennett Drive
Alabaster, AL 35007

Property Address 525 Bennett Drive
Alabaster, AL 35007

Date of Sale 03/09/2021
 Total Purchase Price \$205000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County, Alabama, County
 Clerk
 Shelby County, AL
 03/12/2021 03:50:06 PM
 S32.00 CHARITY
 20210312000125770

Allen S. Bayl

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
☐ Sales Contract ☐ Other
☒ 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).

Date 3/10/21

Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

Jeff W. Parmer
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1