

SEND TAX NOTICE TO:
Martha Acker and Danny Acker
1299 Legacy Drive
Birmingham, Alabama 35242

This instrument was prepared by
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20210816000396680
08/16/2021 10:21:12 AM
DEEDS 1/3

**Limited Liability Company Warranty Deed
Joint Tenancy with Right of Survivorship**

**STATE OF ALABAMA
COUNTY OF Shelby**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Thirty-Four Thousand dollars & no cents (\$34,000.00)** to the undersigned grantor, **Acker Real Estate Investments, LLC**, A Limited Liability Company, in hand paid by **Martha Acker and Danny Acker** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) for and during joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, towit:

PARCEL I

A parcel of land in the Southeast of the Southwest of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama described as follows:

From the Northeast corner of the Southeast quarter of the Southwest quarter of Section 1, Township 20 South, Range 2 East, run thence South along the East boundary of said Southeast quarter of Southwest quarter a distance of 1,015.9 feet to the point of beginning of herein described lot, thence turn 76 degrees, 44 minutes, 07 seconds right and turn 230.87 feet to a point on the Northerly boundary of US Highway No. 280 (300 foot right of way); thence turn 132 degrees, 08 minutes, left and run 273 feet to the Southeast corner of the southeast quarter of Southwest quarter of said Section 1, thence turn 124 degrees, 36 minutes, 6 seconds left and run 208.00 feet back to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II

A parcel of land in the Southeast quarter of the Southwest quarter of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama described as follows:

From the Northeast corner of the Southeast quarter of Southwest quarter of Section 1, Township 20 South, Range 2 East, run thence South along the East boundary of said Southeast quarter of Southwest quarter a distance of 390.51 feet to the point of beginning of herein described lot, thence continue along said course a distance of 625.39 feet, thence turn 76 degrees, 44 minutes, 07 seconds right and run 230.87 feet to a point on the Northerly boundary of US Highway No. 280 (300 feet right of way), thence turn 47 degrees, 52 minutes right and run 214.18 feet along said highway boundary to a concrete monument Highway Station 1301+50, thence turn 50 degrees, 54 minutes, 18 seconds right and run 112.87 feet along a flair back to a concrete monument on the Easterly boundary of County Highway No. 475, thence turn 47 degrees, 11 minutes, 20 seconds right and run 604.40 feet along said County Highway boundary to the point of beginning of herein described lot, being situated in Shelby County, Alabama.

This deed is being done without the benefit of title insurance

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

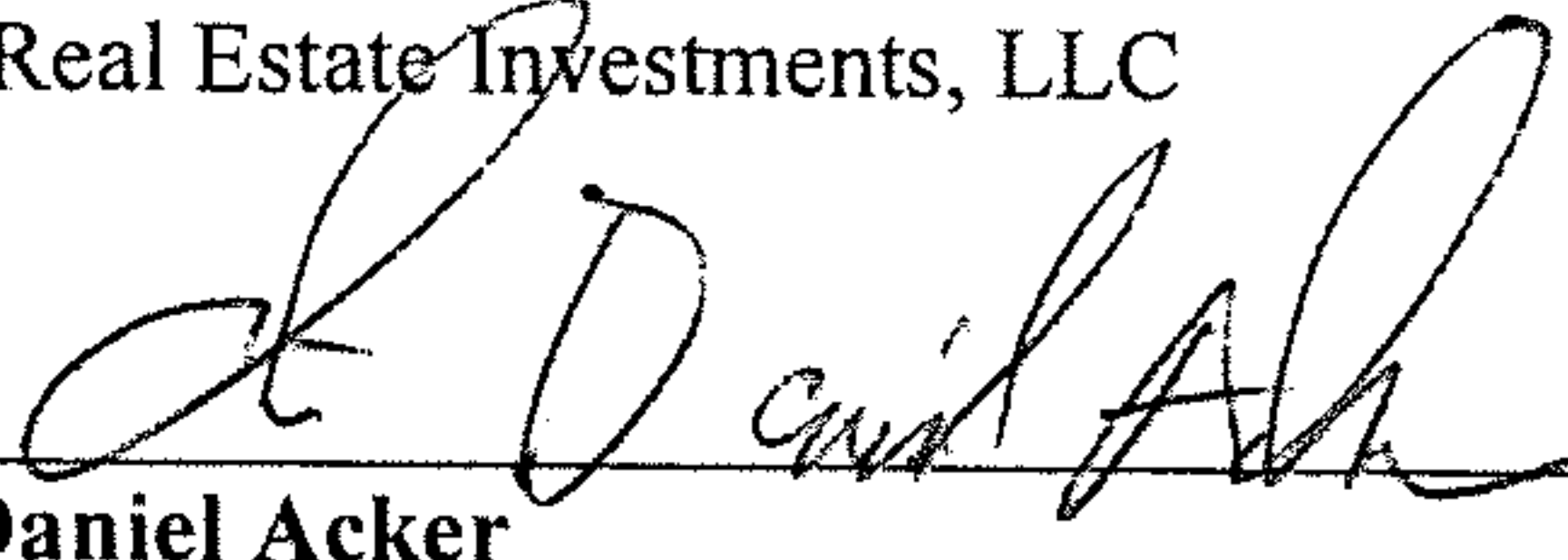
Mineral and mining rights, if any.

TO HAVE AND TO HOLD To the said Grantee(s) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this August 13, 2021.

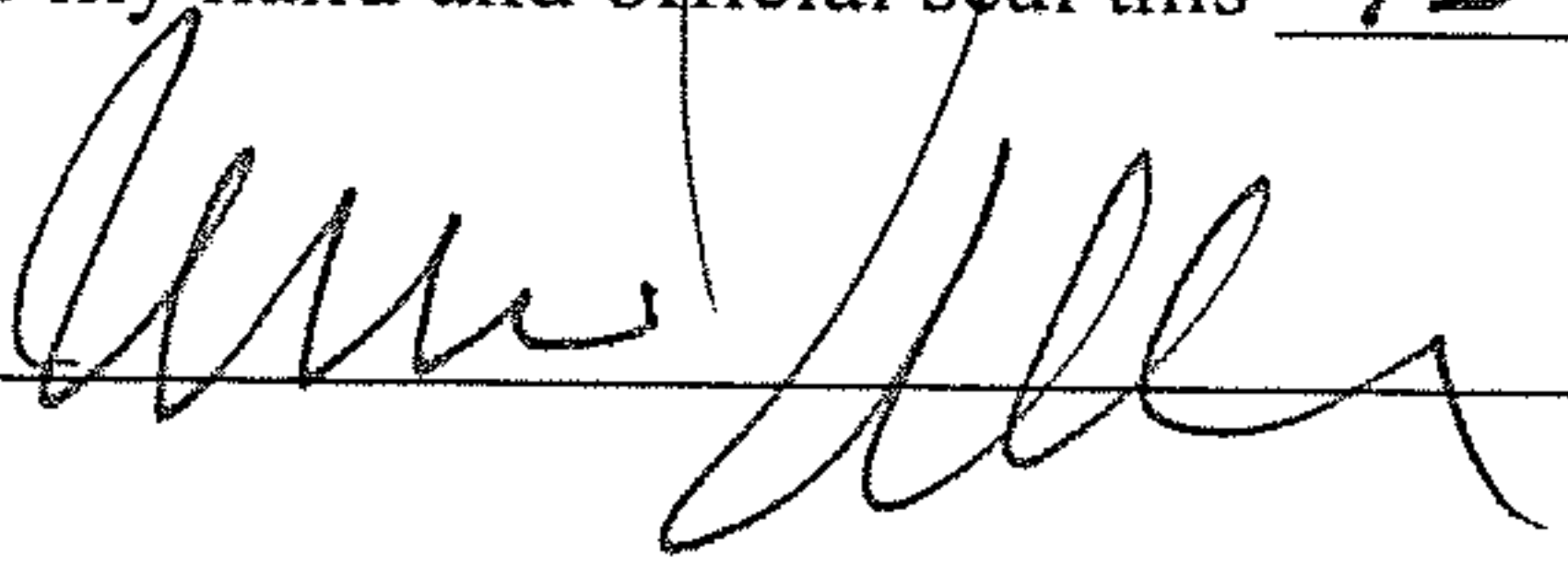
Acker Real Estate Investments, LLC

By:  Seal
Chet Daniel Acker
Sole Member

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Chet Daniel Acker** whose name as Sole Member, of **Acker Real Estate Investments, LLC**, a Limited Liability Company 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/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 13 day of August, 2021.


Notary Public.
(Seal)

My Commission Expires: _____

WILLIAM PATRICK COCKRELL
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 01/07/25

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

Grantor's Name Acker Real Estate Investments, LLC Grantee's Name Martha Acker and Danny Acker

Mailing Address 4136 Ashington Drive
Birmingham, AL 35242Mailing Address 1299 Legacy Drive
Birmingham, AL 35242Property Address 1832 Highway 280,
Harpersville, Alabama 35147

Date of Sale 8/13/2021

Total Purchase Price \$34,000.00

or

Actual Value _____

or

Assessor's Market Value _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2021 10:21:12 AM
\$62.00 CHERRY
20210816000396680*Ann S. Byrd*

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 of 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 8/12/21Print Martha Acker☐ UnattestedJB
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one