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09/21/2021 03:01:10 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
M & M Partnership LLP
3637 Altadena Dr.
Vestavia, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

20210921

THAT IN CONSIDERATION OF **Five Hundred Eighty Thousand Dollars and NO/100 (\$580,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Greg Wolf**, a married person transferring his interest in property which does not constitute his homestead, nor that of his spouse, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **M & M Partnership, L.L.P.** (herein referred to as **Grantee**), the following described real estate, situated in Shelby County, Alabama to wit:

Parcel 1:

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 02°01'47" E, a distance of 702.53' to the Point of Beginning; thence continue along the last described course, a distance of 183.00' to a point on the Northerly ROW line of Ruffin Road; thence S 72°43'29" E and along said ROW line, a distance of 237.00'; thence N 02°06'09" E and leaving said ROW line, a distance of 190.00'; thence N 75°11'23" W, a distance of 248.00' to the Point of Beginning.

Parcel 2:

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 02°01'47" E, a distance of 702.53' to the Point of Beginning; thence N 40°57'17" E, a distance of 119.91'; thence S 65°11'34" E, a distance of 167.00' to a point on the Northwesterly ROW line of Helena Road and the beginning of a non-tangent curve to the left, having a radius of 646.64, a central angle of 25°13'17" and subtended by a chord which bears S 33°12'32" W, and a chord distance of 282.36'; thence along the arc of said curve and said ROW line, a distance of 284.65' to the Northerly ROW line of Ruffin Road; thence N 72°43'29" W, leaving said Helena Road and along said Ruffin Road ROW line, a distance of 85.77'; thence N 02°06'09" E and leaving said ROW line, a distance of 190.00' to the Point of Beginning.

Parcel 3:

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 02°01'47" E, a distance of 702.53'; thence S 75°11'23" E, a distance of 248.00'; thence N 40°57'17" E, a distance of 119.91' to the Point of Beginning; thence N 23°00'00" E, a distance of 25.42'; thence N 39°46'03" E, a distance of 171.23'; thence S 40°52'47" E, a distance of 82.51'; thence S 02°11'34" E, a distance of 136.22' to a point on the Northwesterly ROW line of Helena Road; thence S 44°23'31" W and along said ROW line, a

distance 19.73' to a curve to the left, having a radius of 646.64, a central angle of 01°36'53", and subtended by a chord which bears S 46°46'37" W, and chord distance of 18.22'; thence along the arc of said curve and said ROW line, a distance of 18.22'; thence N 65°11'34" W and leaving said ROW line, a distance of 167.00' to the Point of Beginning.

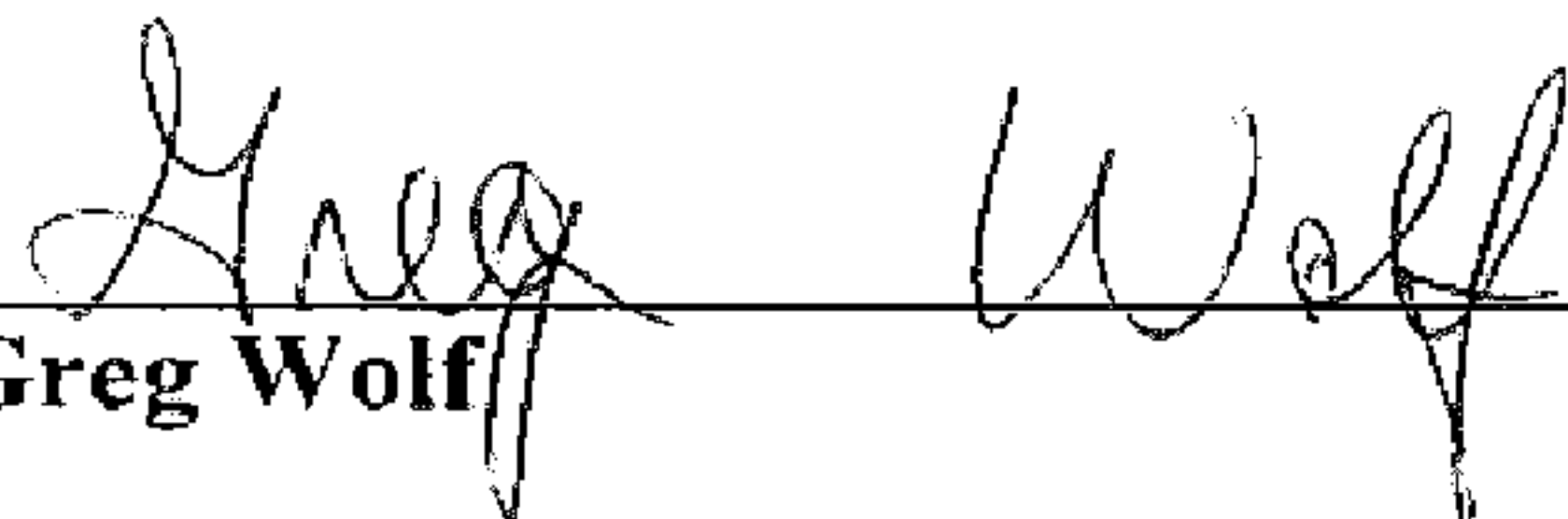
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

17th IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this day of September, 2021.



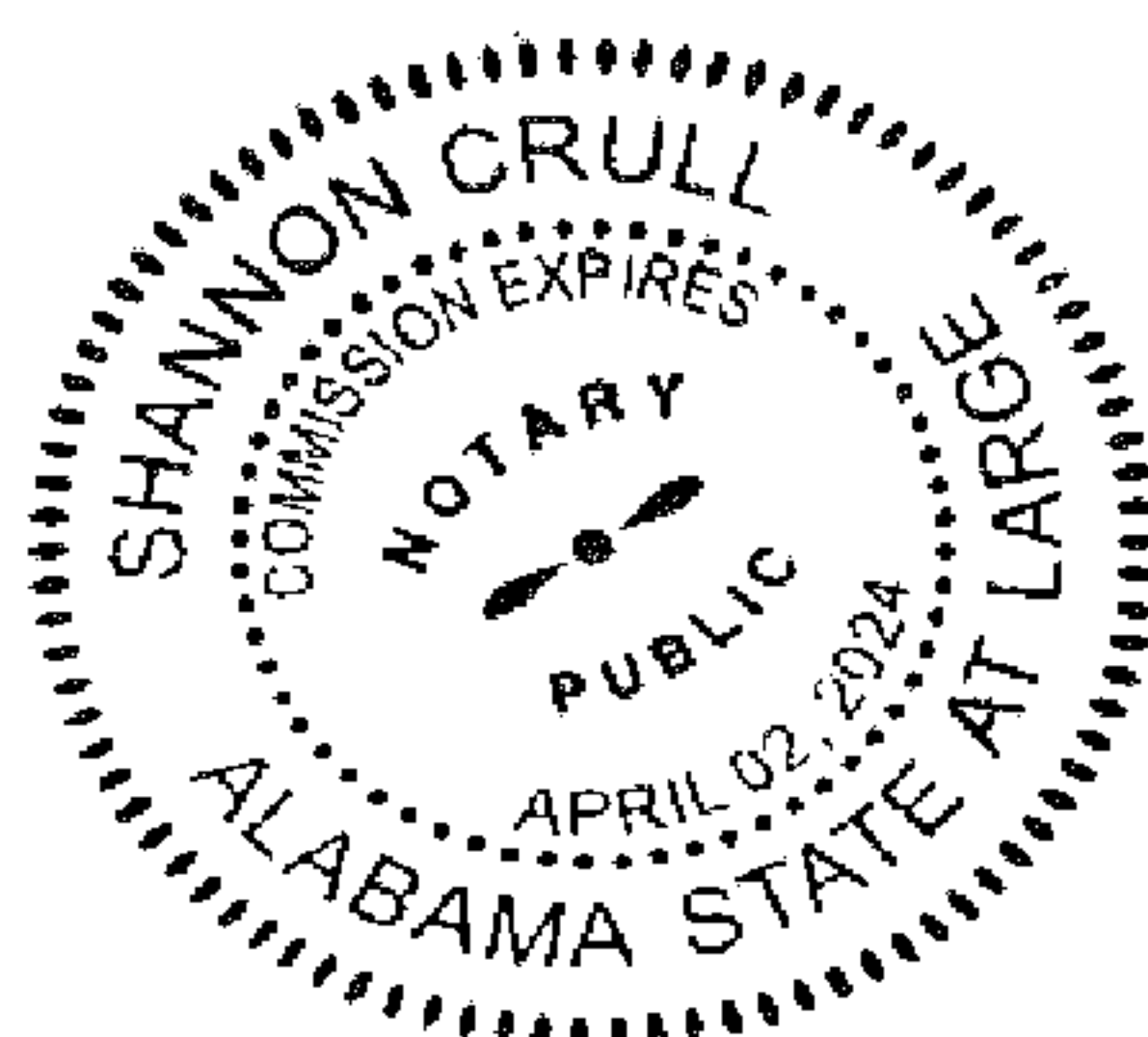
Greg Wolf

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Greg Wolf** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of September, 2021.

Notary Seal





Notary Public
My commission expires: 4/2/24



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/21/2021 03:01:10 PM
 \$608.00 CHERRY
 20210921000460960

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Greg Wolf	Grantee's Name	M & M Partnership, L.L.P. First American Exchange Company LLC
Mailing Address	<u>5528 Northridge Circle</u> <u>Hoover, AL 35244</u>	Mailing Address	<u>3437 Altadena Dr.</u> <u>Vestavia, AL 35243</u>
Property Address		Date of Sale	September 17th, 2021
Helena Rd, Helena, AL 35080		Total Purchase Price	\$ <u>580,000.00</u>
		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 9-17-2021

Print Shannon Crull

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one