



20211102000531290 1/4 \$46.00
Shelby Cnty Judge of Probate, AL
11/02/2021 03:39:48 PM FILED/CERT

This instrument prepared by:

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STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Fifteen Thousand and No/100ths Dollars (\$15,000.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned **CALERA DEVELOPMENT I, LLC**, a limited liability company formed under the laws of the State of Alabama (hereinafter "**Grantor**"), does hereby grant, bargain, sell and convey unto **DAVID COMER**, an individual resident of the State of Alabama (hereinafter "**Grantee**"), the following real property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A

Subject to:

1. Taxes for the year 2021 and any subsequent years not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel, in on or under subject property.
3. Restrictions, reservations, agreements, covenants, conditions, casements, set back lines, right of ways, and limitations shown of record.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Shelby County, AL 11/02/2021
State of Alabama
Deed Tax: \$15.00

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted nor suffered any lien, encumbrance or any other adverse claim to the property described herein since the date of acquisition thereof by Grantor.

WITNESS my hand and seal this ___ day of October 2021.

GRANTOR:

CALERA DEVELOPMENT I, LLC

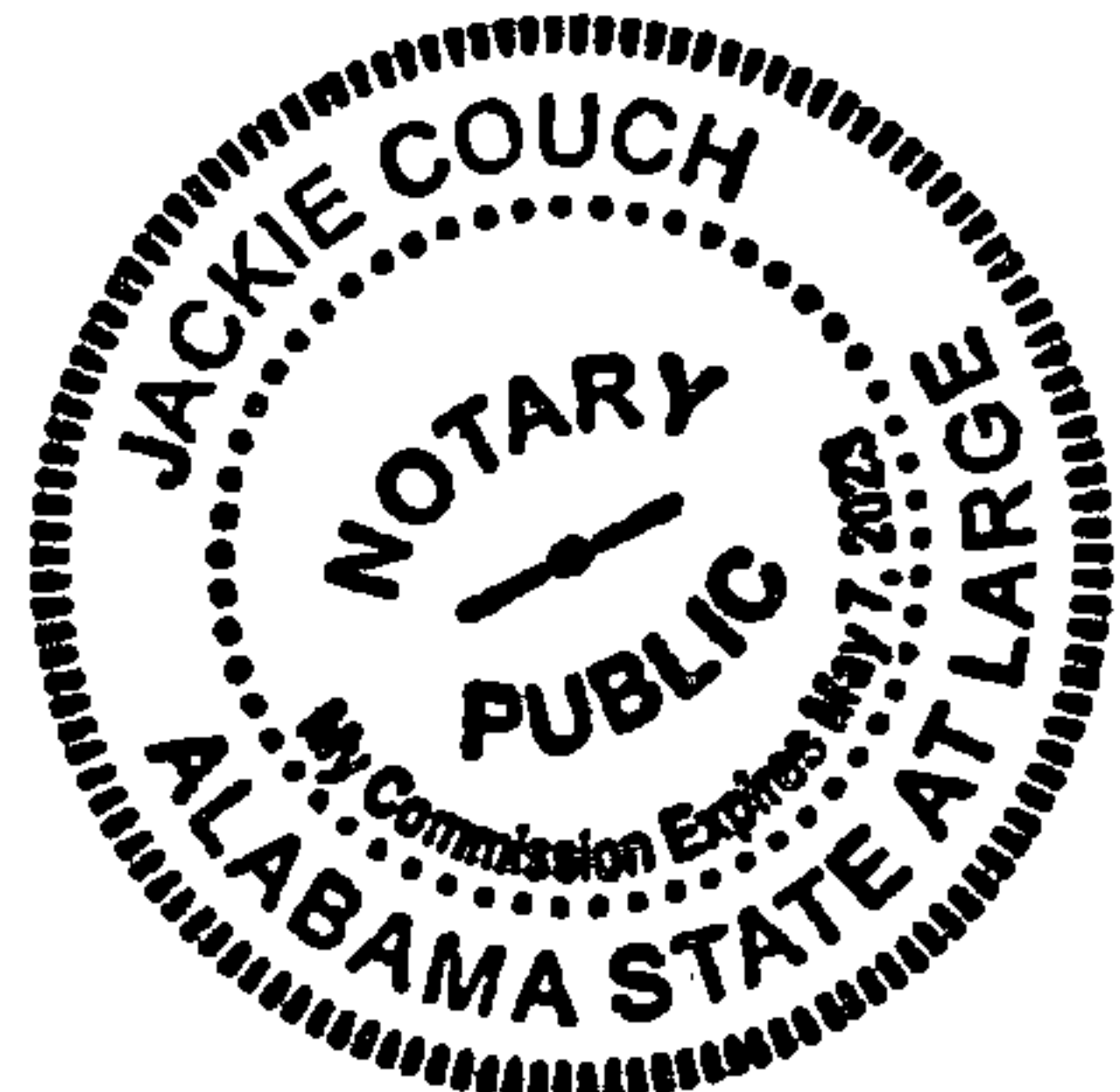
By: JF Management, LLC
As its: Manager

By: Jeffrey L. Smith
As its: Manager

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeffrey L. Smith** as the **Manager** of **JF Management, LLC**, which is the **Manager** of **Calera Development, LLC**, an Alabama limited liability company, is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed the contents of said document, he or she, as an officer and with full authority, executed the same voluntarily for and as the act of said company on the date below.

Subscribed and sworn to before me on this 26 day of October 2021.



Jackie Couch
Notary Public
My Commission Expires: May 7, 2023



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EXHIBIT A

Legal Description of Property

All that portion of Block 166, lying East of U.S. Interstate 65, of Dunstan's Map of Calera, as recorded in Map Book 0, Page 1 in the Office of the Judge of Probate of Shelby County, Alabama.

All Block 165, lying East of I-65, J.H. Dunstan's Map of the Town of Calera, Alabama.

All Block 152, lying East of I-65, J.H. Dunstan's Map of the Town of Calera, Alabama.

A small triangle lying East of I-65, in Block 151, J.H. Dunstan's Map of the Town of Calera, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Calera Development I, LLC
Mailing Address c/o Brothers CPA (Attn: Jeff Smith)
PO Box 430223
Birmingham, Alabama 35243

Grantee's Name David Comer
Mailing Address 309 Highway 310
Calera, Alabama 35040

Property Address Various undeveloped parcels located
within the City of Calera in Shelby
County, Alabama

Date of Sale October 22, 2021
Total Purchase Price \$ 15,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other deed

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 10/22/2021

Print Jeffrey L. Smith, as Manager of JF Mgmt, LLC as Mgr of Grantor

☒ Unattested

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



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eForms

Form RT-1