

20211108000538190
11/08/2021 08:33:25 AM
DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
More Adventures Homes LLC
3891 Kingsley Park LN
Duluth, GA 30096

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED SIXTY FOUR THOUSAND AND 00/100 (\$464,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Delta Chi Alumni/Active Fraternal Association and Housing Corporation, Incorporated**, a(n) Alabama Corporation (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **More Adventures Homes LLC**, a(n) Georgia Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A certain lot in the Town of Montevallo, described as follows:
Commence at a point on the Southwest margin of Middle Street, which is 332 feet Northwest of the Northernmost corner of Block #6 according to the original plan of said town as recorded in the Office of the Probate Judge of Shelby County, said point of beginning being the Northernmost corner of lot heretofore called the Methodist Parsonage lot, and now known as the Mulkey lot; thence running Northwest along the margin of Middle Street a distance of 75 feet; thence Southwest at right angles to said Middle Street, a distance of 150 feet; thence Southeast a distance of 75 feet to the line of said Mulkey lot; thence Northeast along the line of said Mulkey lot a distance of 150 feet to the point of beginning. According to the survey of Robert C. Farmer, RLS #14720, dated November 27, 1990. Situated in Shelby County, Alabama.

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

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, 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 hereinabove 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 heirs, 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.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 3rd day of November, 2021.



Delta Chi Alumni/Active Fraternal Association and Housing Corporation, Incorporated
By: Brian Hayes
Its: Secretary

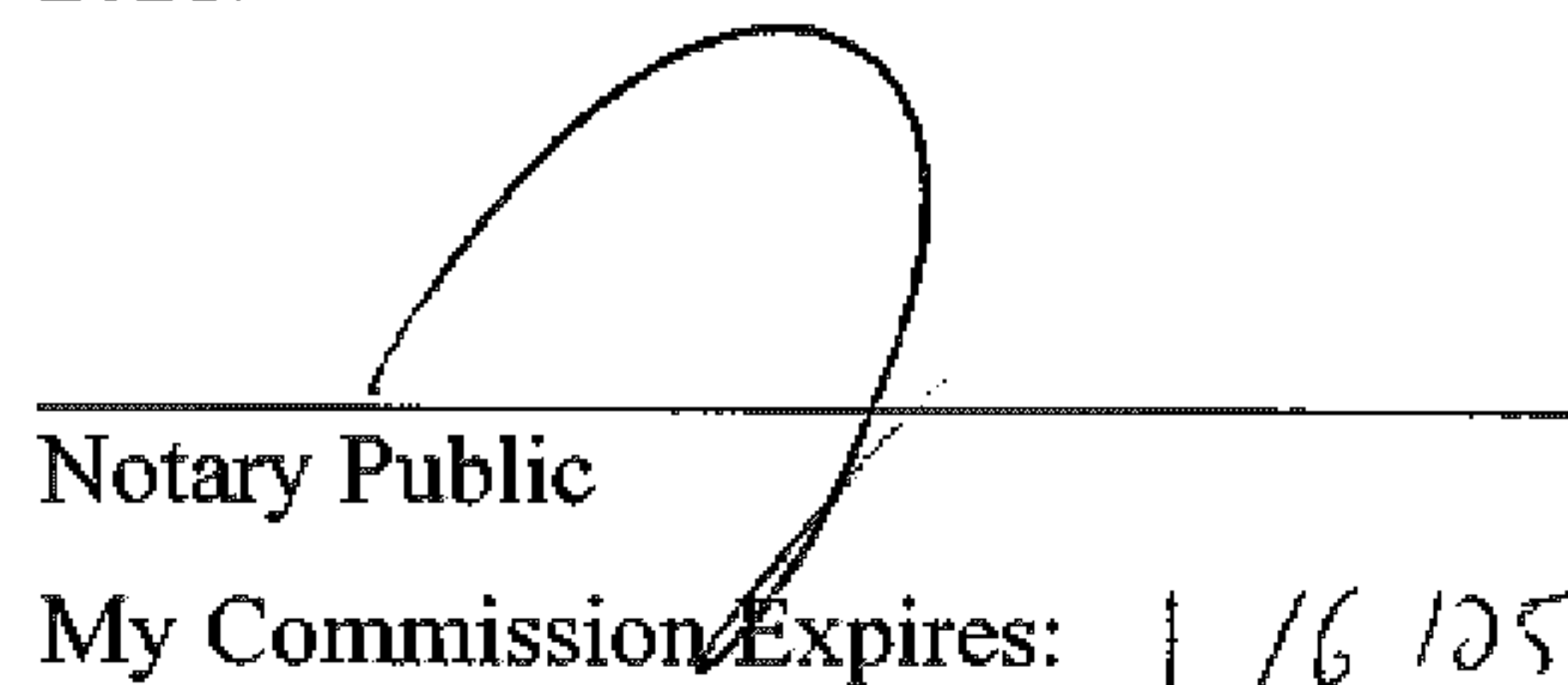
STATE OF ALABAMA
SHELBY COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brian Hayes whose name as Secretary of **Delta Chi Alumni/Active Fraternal Association and Housing Corporation, Incorporated**, a(n) Alabama Corporation, is signed to the foregoing instrument, 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 Secretary and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of November, 2021.



Notary Public
My Commission Expires: 1 / 6 / 25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

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

Grantor's Name Delta Chi Alumni/Active Fraternal Association
and Housing Corporation, Incorporated
 Mailing Address 142 Corporate Way
Pelham, AL 35124

Grantee's Name More Adventures Homes LLC
 Mailing Address 3891 Kingsley Park Lane
Duluth, GA 30096

Property Address 1071 Middle Street
Montevallo, AL 35115

Date of Sale November 3, 2021
 Total Purchase Price \$464,000.00
 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
☒ 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 November 3, 2021

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/08/2021 08:33:25 AM
 \$29.00 CHERRY
 20211108000538190

Justin S. Smitherman

Form RT-1