

20211110000543750 1/2 \$250.00 Shelby Cnty Judge of Probate, AL 11/10/2021 11:31:53 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223

Send Tax Notice To: Xpress Investments, LLC PO Box 380216 Birmingham, AL 35238

STATE OF ALABAMA	)	
	•	<b>GENERAL WARRANTY DEED</b>
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Twenty-Five Thousand and 00/100 (\$225,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Walton & Tower Real Estate Holdings LLC, an Alabama limited liability company (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Xpress Investments, LLC, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 33, according to the Survey of Savannah Pointe Sector VIII, as recorded in Map Book 36, Page 58, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.

Existing covenants and restrictions, easements, building lines and limitations of record.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

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, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S' successors or assigns covenants with GRANTEE, and with GRANTEE'S successors 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; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S' successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 1st day of November, 2021.

Walton & Tower Real Estate Holdings LLC an Alabama limited liability company By Its Sole Member Walton & Tower Real Estate LLC an Alabama limited liability company

Byt Jared Walton Its: Member

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jared Walton, whose name as Member of Walton & Tower Real Estate LLC, an Alabama limited liability company as Sole Member of Walton & Tower Real Estate Holdings LLC, an Alabama limited liability company 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 as such Member and with full authority, signed the same voluntarily for and as the act of said limited liability company acting in its capacity as Sole Member of said limited liability company

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of November, 2021.

My Comm. Expires

June 2, 2023

NOTARY PUBLIC

My Commission Expires: 06-02-2023

Shelby County, AL 11/10/2021

State of Alabama Deed Tax: \$225.00

## Real Estate Sales Validation Form

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

Grantor's Name	Walton & Tower Real Estate Holdings LLC		Grantee's Name	Xpress Investments, LLC
Mailing Address	2409 Acton Road, Suite 137 Birmingham, AL 35243		Mailing Address	PO Box 380216 Birmingham, AL 35238
Property Address	1012 Maryanna Road Calera, AL 35040		Date of Sale	<u>November 1, 2021</u>
			Total Purchase Price	\$ 225,000.00
			or	
			Actual Value	\$
			or	
			Assessor's Market Value	<u>\$</u>
	ractual value claimed on this form ca ation of documentary evidence is not		——————————————————————————————————————	ntary evidence:
☐ Bill of Sale ☐ Sales Contract ☑ Closing Statemen	of Sale			aised Value
If the conveyance doo is not required.	ument presented for recordation cont	tains all	of the required information ref	ferenced above, the filing of this form
mailing address.  Grantee's name and r	nailing address - provide the name of e physical address of the property b	the per	son or persons to whom interes	est to property and their current est to property is being conveyed.  Sale - the date on which interest to the
Total purchase price - offered for record.	the total amount paid for the purcha	se of the	e property, both real and pers	onal, being conveyed by the instrument
<del>-</del>	roperty is not being sold, the true values an appraisal of		• • •	onal, being conveyed by the instrument the assessor's current market value.
the property as deterr		h the re	sponsibility of valuing property	alue, excluding current use valuation, of y for property tax purposes will be used
	•		position of the penalty indicat	true and accurate. I further understand ed in <u>Code of Alabama 1975</u> § 40-22-1
Date		F	Walton & Tower Real E Print <u>by: Jared Walton, Memb</u>	•
Unattested	(verified by)		Sign Carentor/Grantee/O	wner/Agent) circle one
	(vermed by)		(Staritor/Grantee/O	witenagent, chicle one

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