20211206000579610 12/06/2021 08:42:57 AM DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

County, Alabama.

SEND TAX NOTICE TO: Kenneth Norris 1326 1<sup>st</sup> Avenue W. Alabaster, AL 35007

STATE OF ALABAMA	)	GENERAL WARRANTY DEED
COUNTY OF JEFFERSON	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FIVE THOUSAND AND 00/100 (\$205,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Southeastern Real Estate Investments, LLC (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Kenneth Norris (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the NW corner of SE 1/4 of Section 34, Township 20 South, Range 3 West, and run East along the North line of said forty 210 feet to the POINT OF BEGINNING of the lot herein described; thence continue East along the North line of said forty 358 feet, more or less, to the NW corner of the Elder and Mildred Smith Lot; run thence Southwesterly along the Westerly line of said Smith Lot and the Westerly line of James and Mary Douglas Lot 365 feet, more or less, to the North right of way line of Helena-Alabaster Highway; run thence Northwesterly along said Highway right of way 169 feel, more or less, to the SE corner of the E.J. and Doris Hall Lot; run thence North along the East line of said Hall Lot 271 feet, more or less, to the POINT OF BEGINNING.

All being situated in the SE 1/4 of Section 34, Township 20 South. Range 3 West, Shelby

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

Property Address: 1326 1st Ave W Alabaster, AL 35007

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized

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in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above 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 successors, 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 30th day of November, 2021.

Southeastern Real Estate Investments, LLC

By: Sarch H. Amburg

STATE OF ALABAMA

COUNTY OF JEFFERSON)

l, the undersigned, a Notary Public, in and for said County and State, hereby certify that

whose name as 

of Southeastern Real Estate Investments,

LLC, 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 Instrument, he/she as such

and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of November, 2021.

Jeff.W. Parmer

**NOTARY PUBLIC** 

My Commission Expires: 09/13/2024

JEFFINY WATE PARAMET My Commission Expites September 13, 2024

## Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Southeastern Real Estate Investment 1678 Montgomery Highway #1 Birmingham, AL 35216	•	Grantee's Name Mailing Address	Kenneth Norris  1326 1 <sup>51</sup> Avenue West  Alabaster, AL 35007
Property Address 1326 1st Ave W Alabaster, AL 35007			Date of Sale Total Purchase Price Or	December 2, 2021 \$205,000.00
			Actual Value Or	<u>5</u>
			Assessor's Market Valu	ie \$
	rice or actual value claime ecordation of documentary			following documentary evidence
Bill of S	lale	Appraisa		
Sales Co		Other:		
_	Statement nce document presented for s form is not required.	recordation conta	ains all of the requi	ired information referenced abov
		Instructi		
	and mailing address - provint mailing address.	vide the name of t	he person or person	ns conveying interest to property
Grantee's name being conveyed		vide the name of t	he person or perso	ns to whom interest to property i
<b>-</b>	ss - the physical address of to the property was convey		g conveyed, if ava	ilable. Date of Sale - the date on
<b>—</b>	price - the total amount pa e instrument offered for re		e of the property, b	ooth real and personal, being
conveyed by th	if the property is not being the instrument offered for reassessor's current market	cord. This may be	e of the property, evidenced by an a	both real and personal, being appraisal conducted by a licensed
current use valu	uation, of the property as d by for property tax purposes	etermined by the	local official charg	of fair market value, excluding ed with the responsibility of be penalized pursuant to <u>Code of</u>
accurate. I furtl	best of my knowledge and lear understand that any falsed in Code of Alabama 197	se statements clair	rmation contained ned on this form n	in this document is true and nay result in the imposition of the
Date <u>11-30-20</u>	<u>)21</u> Print Je	eff W. Parmer		
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	and Recorded (verified by)		(Grantor/Gran	tee/Owner/Agent) circle one
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	al Public Records of Probate, Shelby County Alabama, Cou	ınty		

AH. N.

Shelby County, AL

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