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12/13/2021 02:15:33 PM  
DEEDS 1/3

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

Send Tax Notice To:  
**Lake Davidson Properties, LLC**  
PO Box 824  
Helena, AL 35080

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA** }

**COUNTY OF SHELBY** } KNOW ALL MEN BY THESE PRESENTS:

① M212357  
THAT IN CONSIDERATION OF **Two Hundred Ten Thousand Dollars and NO/100 (\$210,000.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Jared B. Archer and Chelsea Anna Archer, husband and wife**, (herein referred to as grantors), grant, sell, bargain and convey unto, **Lake Davidson Properties, LLC, an Alabama Limited Liability Company** (herein referred to as grantee whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

**Lot 1152, according to the Map of Second Addition, Old Cahaba Phase III, as recorded in Map Book 29, Page 33, in the Probate Office of Shelby County, Alabama.**

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 closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, its successors and assigns forever.

And we do for ourselves, and for our heirs and assigns, covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises and we are 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 we will, and our 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.

IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this

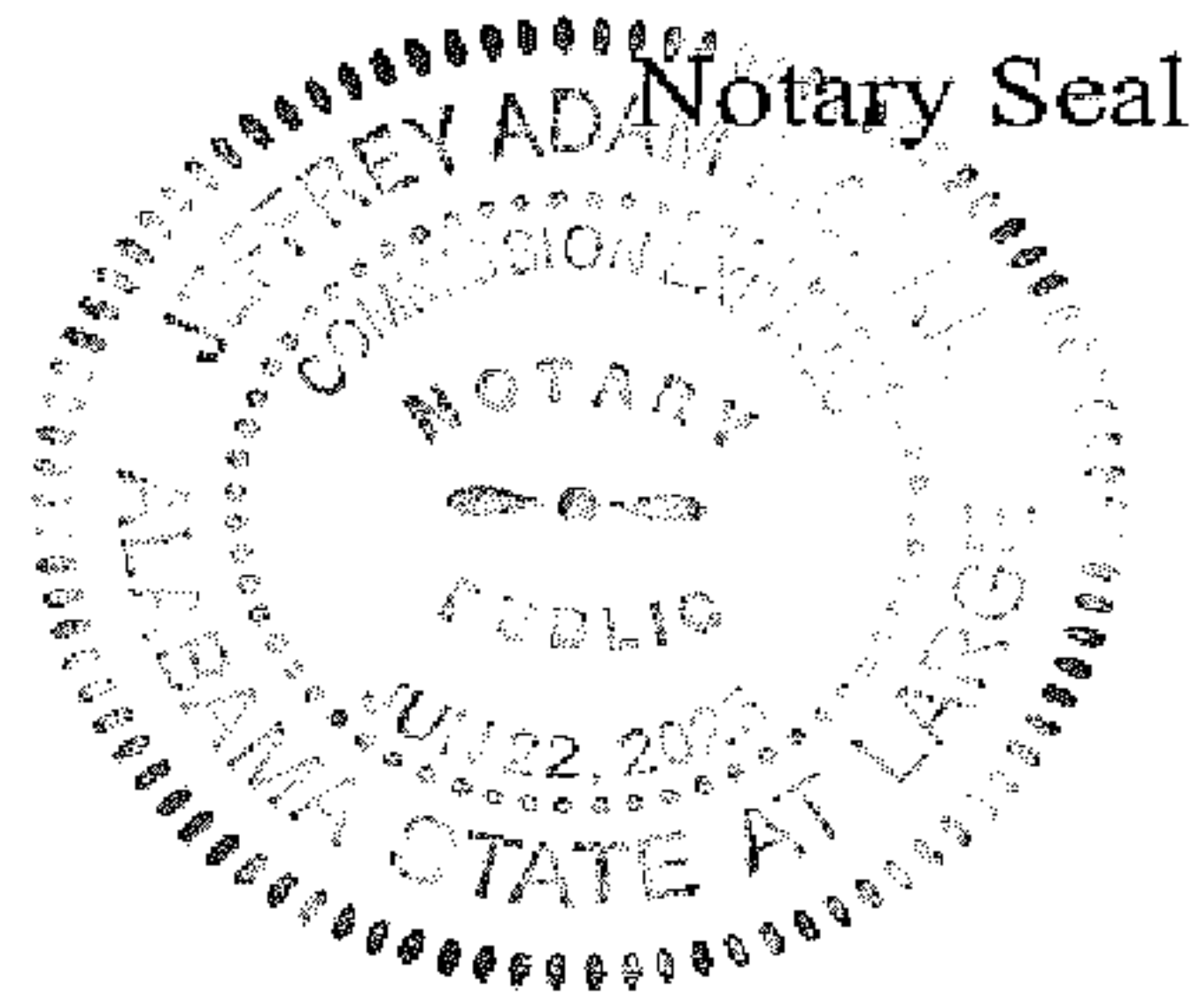
9<sup>th</sup> day of December, 2021

Jared B Archer  
Jared B. Archer

STATE OF Al  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jared B. Archer** 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 9<sup>th</sup> day of December, 2021



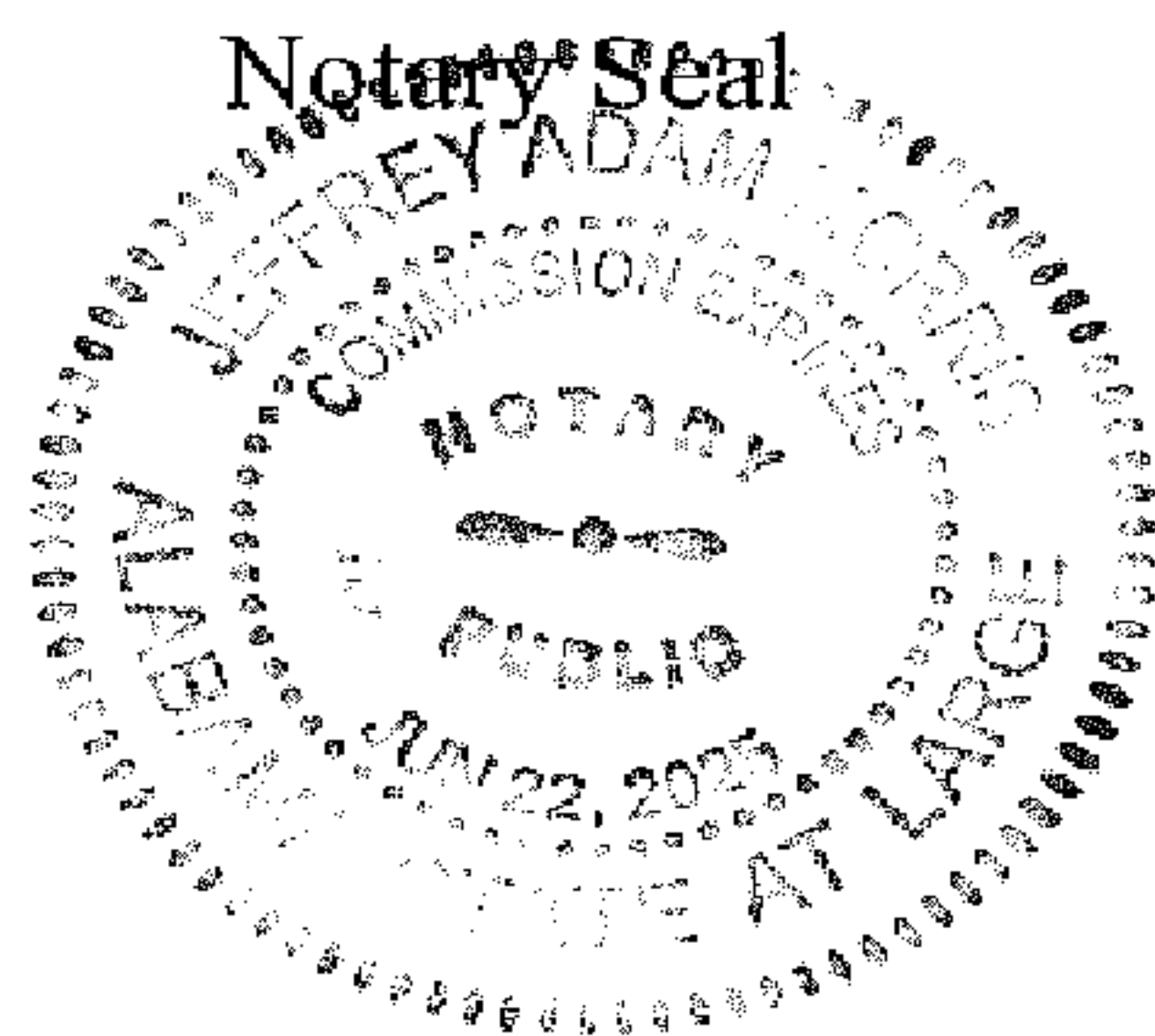
Jeffrey Adam Archer  
Notary Public  
My commission expires: 6/22/25

Chelsea Anna Archer  
Chelsea Anna Archer

STATE OF Al  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Chelsea Anna Archer** 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 9<sup>th</sup> day of December, 2021



Jeffrey Adam Archer  
Notary Public  
My commission expires: 6/22/25

**Real Estate Sales Validation Form**

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

Grantor's Name	Jared B. Archer	Grantee's Name	Lake Davidson Properties, LLC
Mailing Address	Chelsea Anna Archer 536 Overhill Rd Pelham AL 35124	Mailing Address	PO BOX 824 Helena, AL 35080
Property Address	445 Bentmoor Way, Helena, AL 35080	Date of Sale	December 9th, 2021
		Total Purchase Price	\$210,000.00
		Actual Value	or \$
		Assessor's Market Value	or \$

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)

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> 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 12/9/21

Print Jared B. Archer

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



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/13/2021 02:15:33 PM  
 \$238.00 CHERRY  
 20211213000589540

*Allen S. Boyd*