20211223000606320 12/23/2021 11:34:32 AM DEEDS 1/3

THIS INSTRUMENT PREPARED BY: Alan C. Keith Law Offices of Jeff W. Parmer, LLC 2204 Lakeshore Drive, Suite 125 Birmingham, AL 35209 SEND TAX NOTICE TO: Michelle E. Downing 1812 Indian Creek Circle Vestavia Hills, AL 35243

STATE OF ALABAMA )

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten AND 00/100** (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Cahaba Lily Properties, L.L.C. (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Michelle E. Downing.** (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:

Lot 26, according to the amended plat of Park Place, Fourth Addition, as recorded in Map Book 18, Page 116, in the Probate Office of Shelby County, Alabama.

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

Property Address: 180 Park Place Lane Alabaster, AL 35007

\$172,500.00 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 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 22nd day of December, 2021.

Cahaba Lily Properties, L.L.C.

By: Patrick Andres
Its Managing Member

STATE OF ALABAMA

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Patrick Andres**, whose name as **Managing Member** of **Cahaba Lily Properties**, **L.L.C.**, 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 as such Officer 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 22nd day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 03/03/2024

ALAM CROCKER (Commission Expires My Commission Expires March 3, 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	Cahaba Lily Properties, L.L.C.  1812 Indian Creek Circle		Grantee's Name Mailing Address	Michelle E. Downing  1812 Indian Creek Circle	
Mailing Address	Vestavia Hills, AL 35243			Vestavia Hills, AL 35243	
Property Address	180 Park Place Lane Alabaster, AL 35007		Date of Sale Total Purchase Price Or	December 22, 2021 \$	
			Actual Value	\$172,500.00	
			Or Assessor's Market Valu	ıe \$	
1 1	• 1 1 1 • 1				
<del>-</del>	ecordation of documentary			following documentary evidence:	
Bill of Sale		Appraisa	raisal		
Sales Contract		Other:			
X_Closing	Statement	· <u>····································</u>			
_	nce document presented for a s form is not required.	recordation cont	ains all of the requi	ired information referenced above	
		Instructi	ons		
	and mailing address - provint mailing address.	de the name of	the person or person	ns conveying interest to property	
Grantee's name being conveyed		ide the name of	the person or perso	ns to whom interest to property is	
<b>-</b>	ss - the physical address of to to the property was conveyed		ng conveyed, if ava	ilable. Date of Sale - the date on	
<u>~</u>	price - the total amount paid e instrument offered for rece		se of the property, b	both real and personal, being	
conveyed by th	if the property is not being some instrument offered for receive assessor's current market v	ord. This may be	ue of the property, e evidenced by an a	both real and personal, being appraisal conducted by a licensed	
current use valu	uation, of the property as detry for property tax purposes	termined by the	local official charg	of fair market value, excluding ed with the responsibility of be penalized pursuant to Code of	
accurate. I furtl	nest of my knowledge and be ther understand that any false ed in <u>Code of Alabama 1975</u>	e statements clair	ormation contained med on this form n	in this document is true and nay result in the imposition of the	
Date 12-22-202	21 Print Ala	n C. Keith			
Unattest			Sign Alan		
· · · · · · · · · · · · · · · · · · ·	(verified by)	Filed and Recorded	(Grantor/Grant	tee/Owner/Agent) circle one	

Shelby County, AL 12/23/2021 11:34:32 AM **\$29.00 BRITTANI** alli 5. Bush 20211223000606320

Judge of Probate, Shelby County Alabama, County

Form RT-1

Filed and Recorded

Clerk

Official Public Records