

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Austin Clevenger and
Stanley Clevenger
502 Water Oak Circle
Trussville, AL 35173

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$385,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **CALVINE SOUTH, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Austin Clevenger and Stanley Clevenger** (hereinafter referred to as GRANTEES), their heir, successors and assigns, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

See Attached Exhibit "A"

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

Property Address: **2803 Greystone Commercial Boulevard, Unit 20, Birmingham, AL 35242**

\$0.00 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, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs, 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 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 GRANTEES, and GRANTEES' heirs, successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 25th day of Feb, 20 22

CALVINE SOUTH, LLC

Todd Murphy
By: Todd Murphy
Its Member

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Todd Murphy whose name as Member of CALVINE SOUTH, 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 Member 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 25th day of Feb, 2022

Jeff W. Farmer
NOTARY PUBLIC

My Commission Expires: 09/13/2024

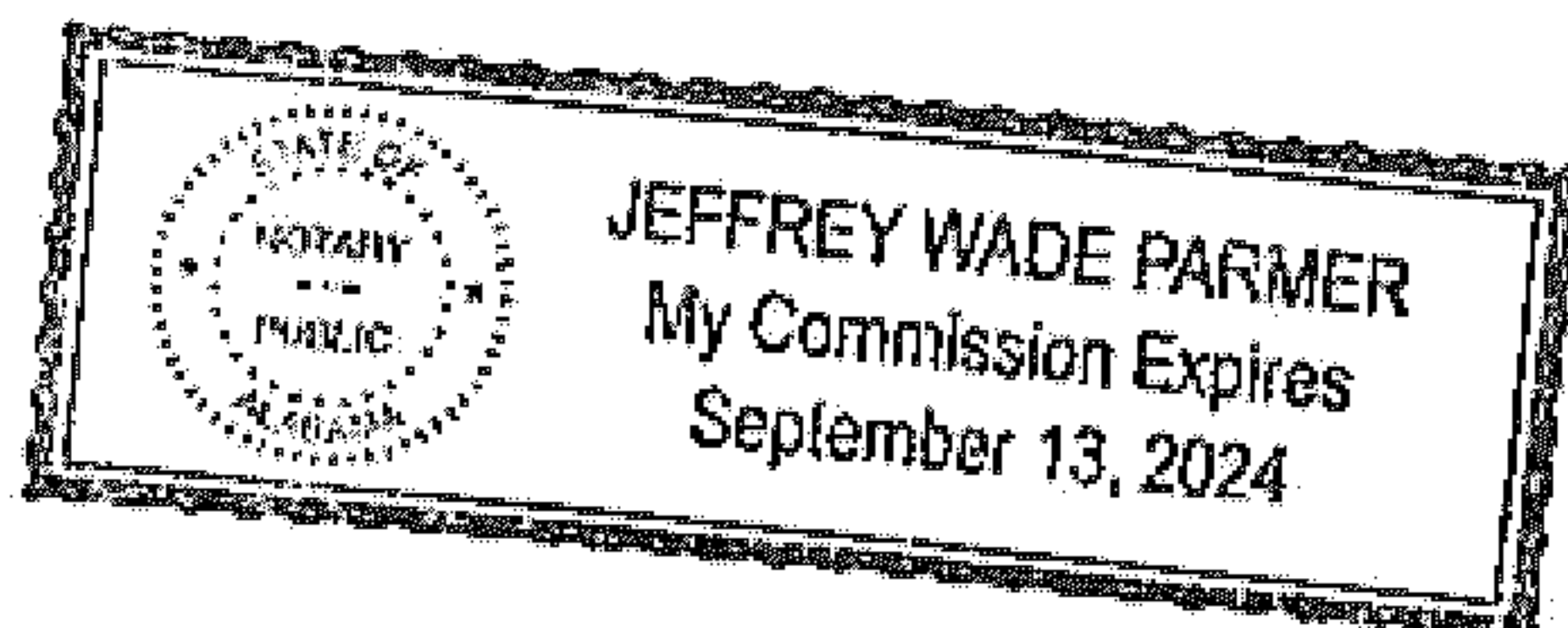


Exhibit A

Legal Description

Unit 20, in Two-Eighty Village, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 20070131000045880, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium, a plan, is attached as Exhibit "C" thereto, and as recorded in the Record Plat of Two-Eighty Village, a Condominium, in Map Book 38, Page 36, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of Two-Eighty Village Association, Inc., are attached as Exhibit "B" thereto, together with an undivided Interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D".

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

Grantor's Name CALVINE SOUTH, LLC
 Mailing Address 9 Shephard Gap Road
Leeds, AL 35094
 Property Address 2803 Greystone Commercial Boulevard,
Unit 20
Birmingham, AL 35242

Grantee's Name Austin Clevenger and Stanley
Clevenger
 Mailing Address 502 Water Oak Circle
Trussville, AL 35173
 Date of Sale February 25, 2022
 Total Purchase Price \$385,000.00
 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
☐ Sales Contract

☐ Appraisal
☐ 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 March 1, 2022 Print Jeff W. Parmer

☐ 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
 03/01/2022 11:36:57 AM
 \$416.00 BRITTANI
 20220301000086840

Form RT-1

Austin S. Boyd