

Grantor:
EvaBank
1710 Cherokee Ave. SW
Cullman, AL 35055

Grantee:
1 Brick, LLC
19655 NW 62nd Ct.
Hialeah, FL 33015

Property Address: 2232 Cahaba Valley Dr. Birmingham, AL 35242

PARCEL ID# 03-9-32-0-001-010.011

Date of Sale: March ~~21~~, 2022

Total Purchase Price: \$650,000.00

Purchase Price Verification: See deed below

THIS INSTRUMENT WAS PREPARED BY:
Dewayne N. Morris, Attorney at Law
2131 Third Avenue North, Birmingham, Alabama 35203

20220325000123390
03/25/2022 03:55:04 PM
DEEDS 1/3

SEND TAX
1 Brick, LLC
19655 NW 62nd Ct.
Hialeah, FL 33015

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
: **KNOW ALL MEN BY THESE PRESENTS,**
SHELBY COUNTY)

That in consideration of Six Hundred Fifty Thousand and no/100 (\$650,000.00) Dollars, of which \$617,500.00 is being paid by the execution of a purchase money mortgage of even date herewith, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **EvaBank, an Alabama bank**, (herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto **1 BRICK, LLC**, (herein referred to as Grantee) the following described real estate, situated in Shelby County, Alabama:

Lot 10, according to the Survey of Cahaba Valley Office Park, as recorded in Map Book 10, Page 80, in the Office of the Judge of Probate of Shelby County, AL.

Together with an undivided 1/14th interest in the common area as described in the Restrictive Covenants referred to herein.

This conveyance is made subject to matters of survey and other matters of record, if any.

This conveyance is made subject to rights of redemption.

This conveyance is made subject to ad valorem taxes which will be paid by Grantee herein.

TO HAVE AND TO HOLD, to the said Grantee its successors and assigns forever.

IN WITNESS WHEREOF, EvaBank, an Alabama bank, by Tyler Locke, Special Assets

Coordinator, who is authorized to execute this conveyance, has hereto set its signature and seal,
this the 24th day of March, 2022.

EVABANK


By: 
Tyler Locke

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

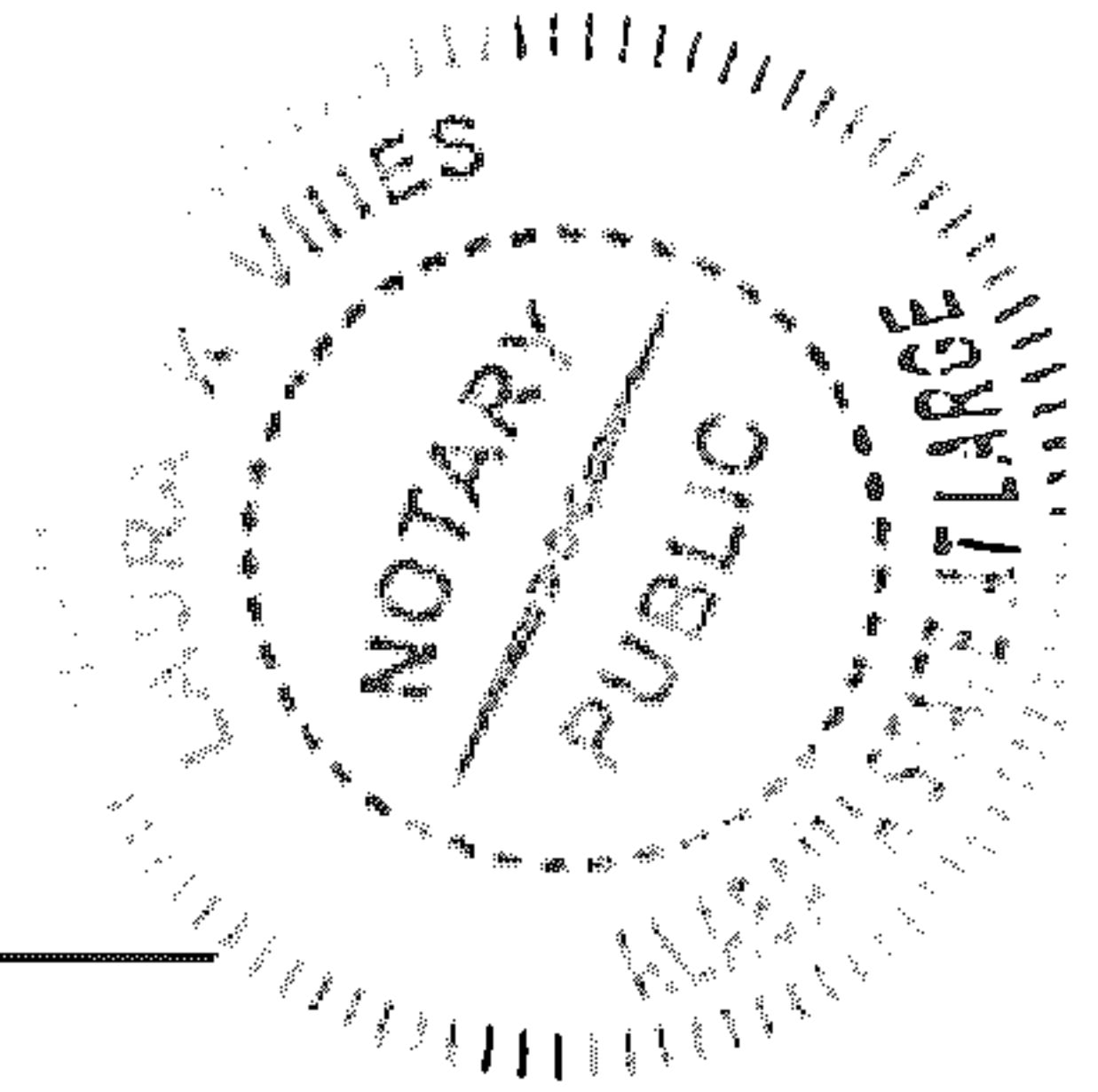
I, the undersigned, a Notary Public in and for said County and State, hereby certify that Tyler Locke, whose name as Special Asset Coordinator of EvaBank is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of EvaBank.

Given under my hand and official seal, this the 24th day of March, 2022.



NOTARY PUBLIC

My Commission Expires: August 4, 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 EvaBank
 Mailing Address 1710 Cherokee Avenue SW
Cullman, AL 35055

Grantee's Name 1 Brick, LLC
 Mailing Address 19655 NW 62nd Ct.
Hialeah, FL 33015

Property Address 2232 Cahaba Valley Drive
Birmingham, AL 35242

Date of Sale March 24, 2022
 Total Purchase Price \$650,000.00

Or
 Actual Value \$ _____

Or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/25/2022 03:55:04 PM
 \$60.50 CHERRY
 20220325000123390

Allen S. Bayl

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 3-24-2022 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one