

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

SEND TAX NOTICE TO:
Red Mountain Garage Doors LLC
590 Reading Lane
Fultondale, AL 35068

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **SIX HUNDRED SIXTY THREE THOUSAND ONE HUNDRED NINETY SEVEN AND 00/100 (\$663,197.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **M & SF Holdings, L.L.C., and Alabama Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEE, **Red Mountain Garage Doors LLC, an Alabama Limited Liability Company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lots 3 and 4 according to the Map and Survey of Select Granite, a Commercial Subdivision as recorded in Map Book 40, page 34, 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: **Lots 3 & 4 McCain Parkway, Pelham, AL 35124**

\$530,557.00 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 heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's 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 heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR have hereunto set its hands and seals this **May 27, 2022**.

**M & S F Holdings LLC, an Alabama Limited
Liability Company**

By: _____

Michael Flanagan, Managing Member

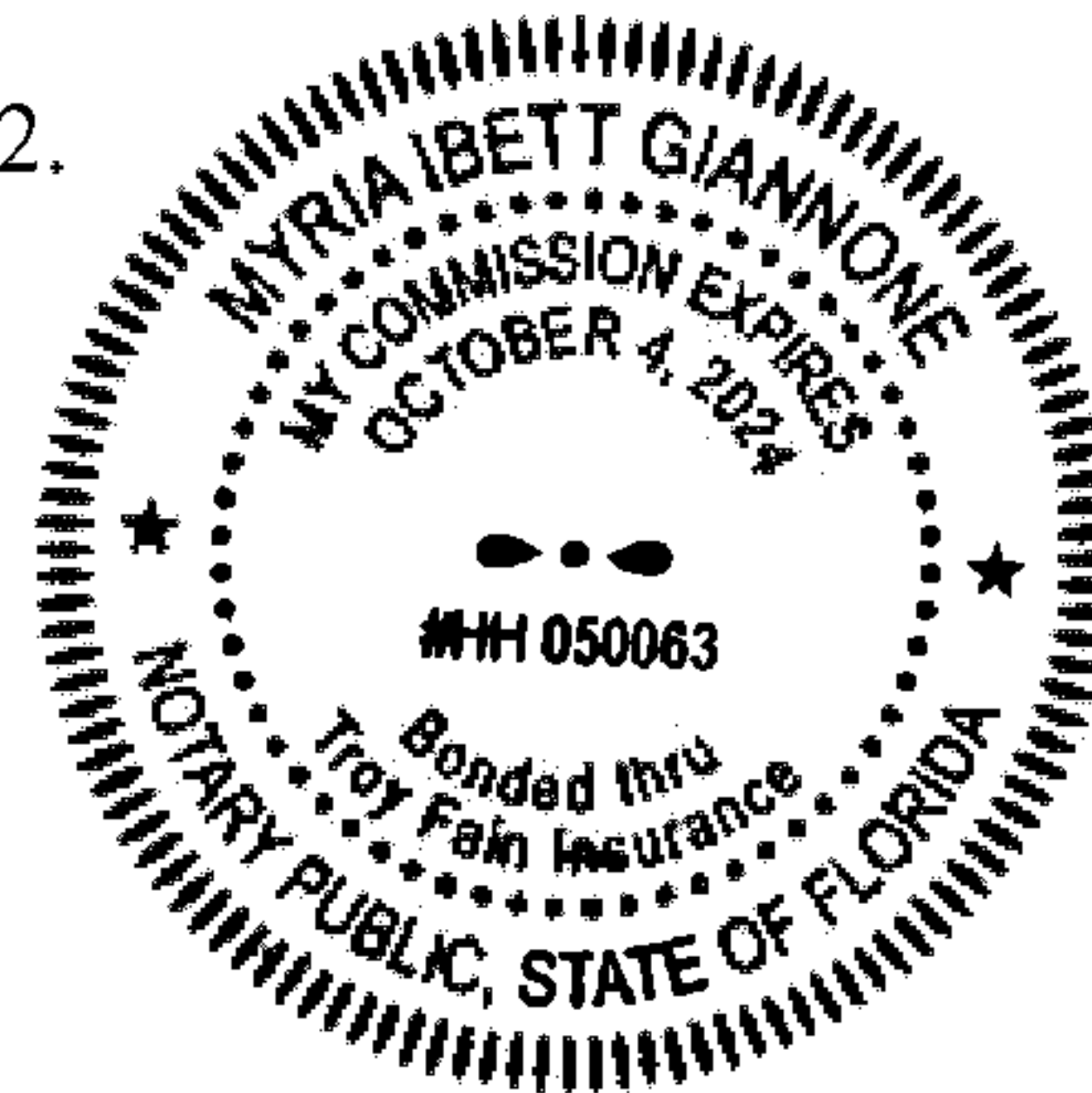
STATE OF FLORIDA
COUNTY OF MANATEE

I, a Notary Public, in and for said County in said State, hereby certify that Michael Flanagan whose name as Managing Member of M & S F Holdings LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument 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 officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 27th day of May, 2022.

Myria Bett Giannone
Notary Public

My Commission Expires: 10-4-24



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

Grantor's Name M & SF Holdings, L.L.C.
 Mailing Address 502 74th Street
Holmes Beach, FL 34217

Grantee's Name Red Mountain Garage Doors LLC
 Mailing Address 590 Reading Ln
Fultondale, AL 35068

Property Address Lots 3 & 4 McCain Parkway
Pelham, AL 35124

Date of Sale May 27, 2022
 Total Purchase Price \$663,197.00
 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

☐ Apprais
☐ Other:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/03/2022 08:17:07 AM
 \$161.00 JOANN
 20220603000222960

☒ Closing Statement

Allen S. Bayl

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 5-27-2022 Print Morgan Means

☐ Unattested

(verified by)

Sign

Morgan Means

(Grantor/Grantee/ Owner/Agent) circle one