

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Cahaba Highlands, LLC
345 Timberview Trail
Chelsea, Alabama 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Ninety Five Thousand and 00/100 Dollars (\$195,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Coshatt Properties

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Cahaba Highlands, LLC

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

The East 264 feet of Lot 21 of a Survey of Jessica Ingram Property as recorded in Map Book 3, Page 54, in the Probate Records of Shelby County, Alabama. Less and Except an easement for road right of way 15 feet wide across the Southern portion thereof.

\$110,500.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2022 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 2nd day of June, 2022.

Coshatt Properties

BY:

(Seal)

Danny J. Coshatt

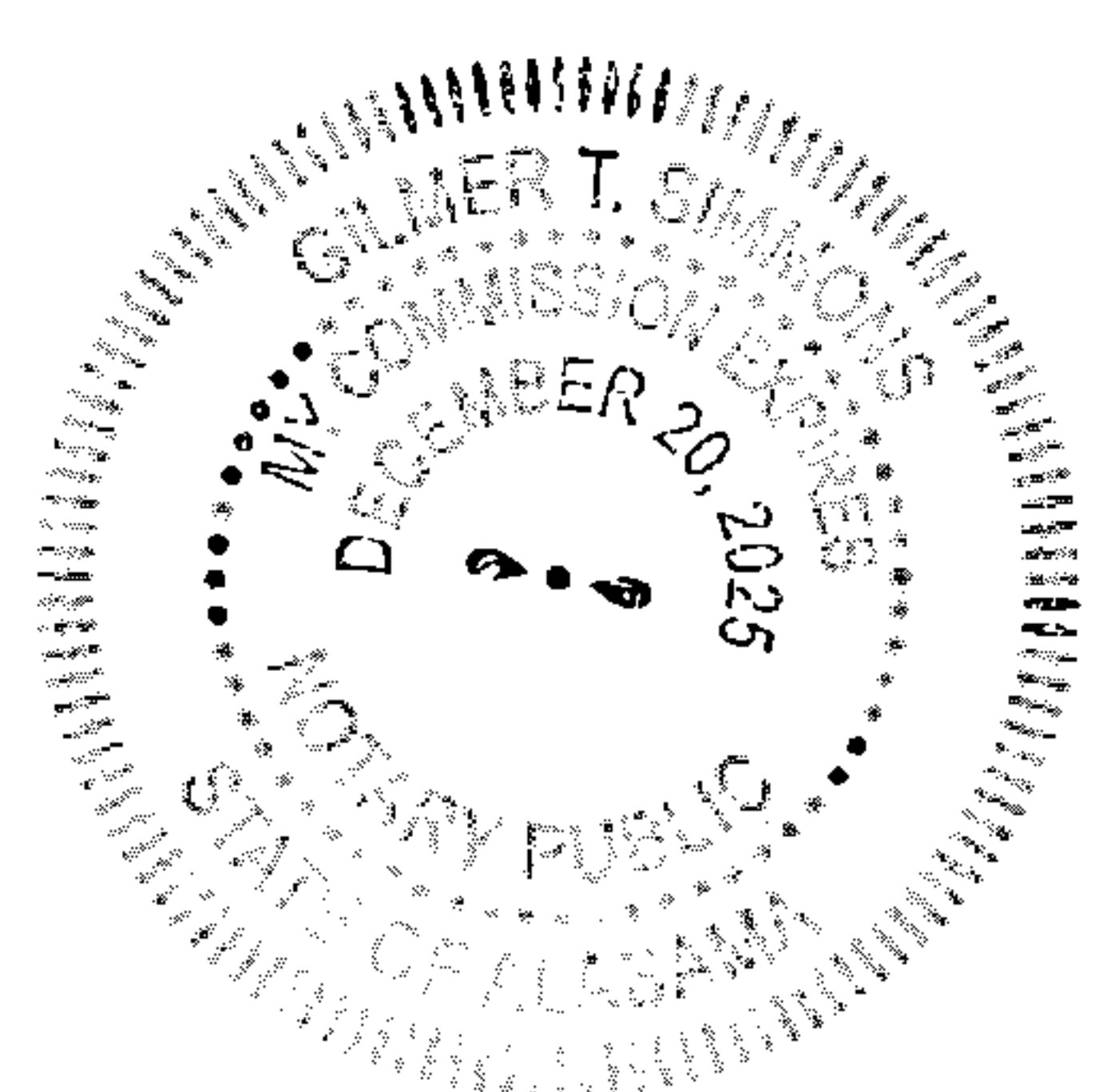
ITS: Sole Proprietor

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Danny J. Coshatt as Sole Proprietor of Coshatt Properties**, whose name 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 and with full authority as such **Sole Proprietor**, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June, 2022.

Notary Public: **Gilmer T. Simmons**
My Commission Expires: **12/20/2025**



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
 Grantor Name: **Coshatt Properties** Grantee Name: **Cahaba Highlands, LLC**

Mailing Address: **5331 Meadowlark Lane**
Birmingham, Alabama, 35242

Mailing Address: **345 Timberview Trail**
Chelsea, AL, 35043

Property Address: **5331 Meadowlark Lane**
Birmingham, Alabama, 35242

Date of Sale: **June 2nd, 2022**
 Total Purchase Price: **\$195,000.00**

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
 Closing Statement

Appraisal
 Other _____

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 Section 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 Section 40-22-1 (h).

Date: **June 2nd, 2022**

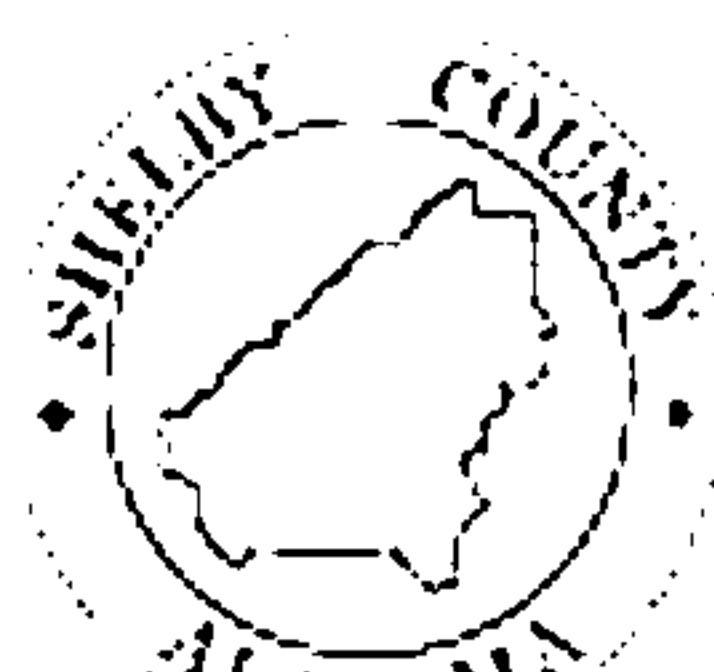
Print: Gilmer T. Simmons

Unattested

(verified by)

Sign: Gilmer T. Simmons

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/07/2022 02:20:21 PM
\$109.50 CHERRY
 20220607000228660

Allie S. Boyd