

Prepared by:
David Lyon Glenn
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2022-6360

Send Tax Notice To:
Iron City Developers, LLC
132 Southledge
Birmingham, AL 35242

**LIMITED LIABILITY COMPANY
WARRANTY DEED**

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS,, That in consideration of SEVENTY FOUR THOUSAND AND 00/100 DOLLARS(\$74,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Eagle's Nest Development, LLC, a AL corporation (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto IRON CITY DEVELOPERS, LLC (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 4 of Eagle Nest, as recorded in Map Book 50, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama.


SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by Ashley Colburn, as Managing Member, who is Authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of June, 2022.

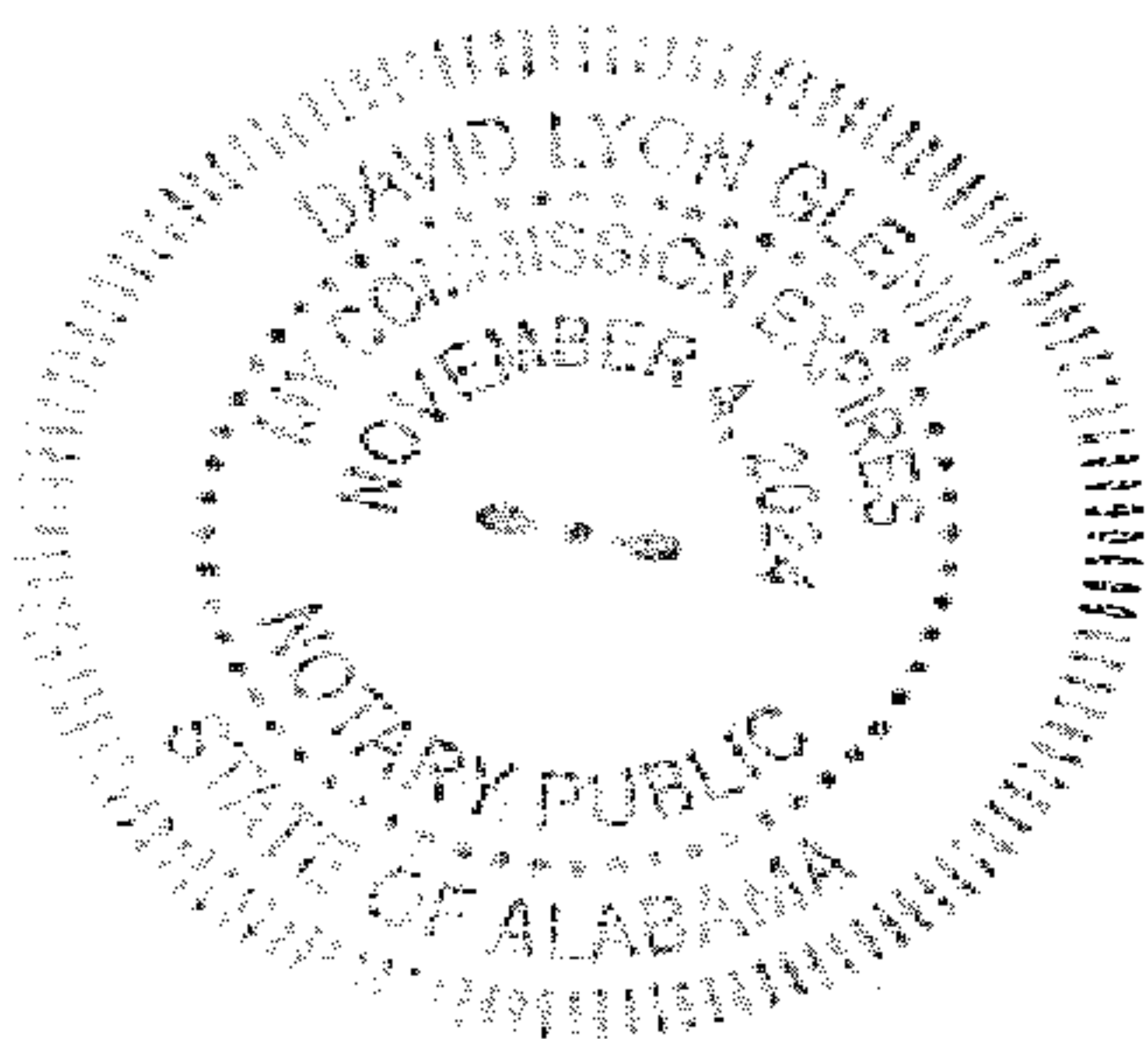
Eagle's Nest Development, LLC, an Alabama Limited Liability Company


By: 
Ashley Colburn, Managing Member

State of Alabama
County of Jefferson

I, David Lyon Glenn, a Notary Public in and for said County in said State, hereby certify that Ashley Colburn, whose name as Managing Member of Eagle's Nest Development, LLC, a AL limited liability company, 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 said corporation.

Given under my hand and official seal this the 10th day of June, 2022.




Notary Public: David Lyon Glenn
My Commission Expires: November 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 Eagle's Nest Development, LLC
Mailing Address 8455 Scott Drive
Trussville, AL 35173

Grantee's Name Iron City Developers, LLC
Mailing Address 132 Southledge
Birmingham, AL 35242

Property Address 8023 Eagle Crest Lane
Birmingham, AL 35242

Date of Sale June 10, 2022
Total Purchase Price \$74,000.00
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
XX 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 June 10, 2022

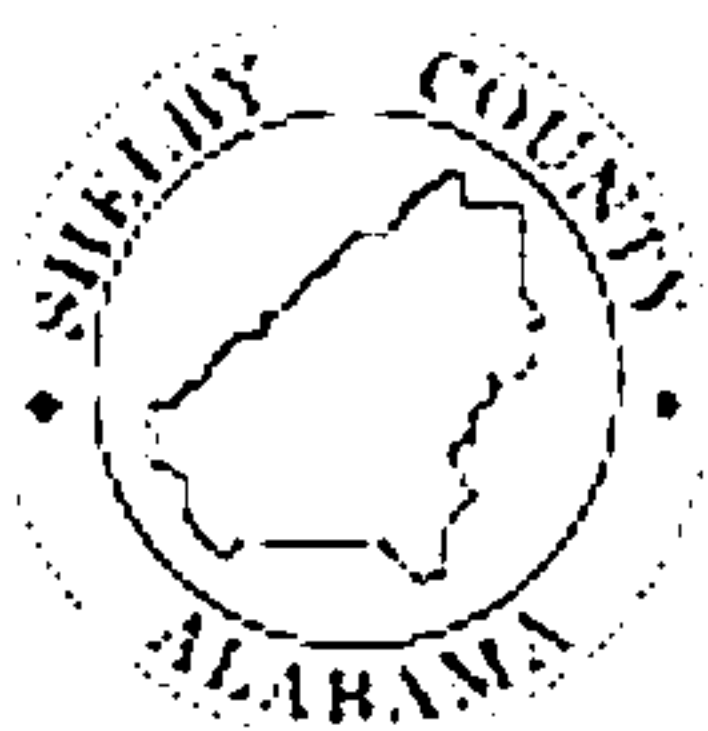
Eagle's Nest Development, LLC

 Unattested

[Signature]
(verified by)

Sign

[Signature]
Ashley Colburn, Managing Member



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2022 02:08:20 PM
\$99.00 JOANN
20220628000258050

Form RT-1

[Signature]