



20221028000405370 1/3 \$155.50
Shelby Cnty Judge of Probate, AL
10/28/2022 11:59:25 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Shuben LLC
1900 Cahaba River Estates
Hoover, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Eight Hundred Fifty Thousand and No/100 Dollars (\$850,000.00) and other good and valuable consideration, to the undersigned Venture Developers, LLC, an Alabama limited liability company (herein referred to as "Grantor"), in hand paid by Shuben, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama (the "Premises"), to-wit:

Lot 1, according to a resurvey of Weatherly Commercial Subdivision, as recorded in Map Gook 21, Page 60, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records, including but not limited to those rights as recorded in Instrument #1995-7254; (3) Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Weatherly Commercial Subdivision, as recorded in Map Book 21, Page 60, in the Probate Office of Shelby County, Alabama; (4) Restrictions as set out in Instrument #1996-37138 and amended in Instruction #1996-38575; (5) Temporary Easements granted to the State of Alabama as set out in instrument recorded in Instrument Number 20111222000388710; (6) Easement for ingress and egress granted to Southern Land Development as set out in instrument recorded in Instrument Number 20110308000076970; (7) Rights of interested parties under outstanding unrecorded leases.

Shelby County, AL 10/28/2022
State of Alabama
Deed Tax: \$127.50



20221028000405370 2/3 \$155.50
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\$722,500.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

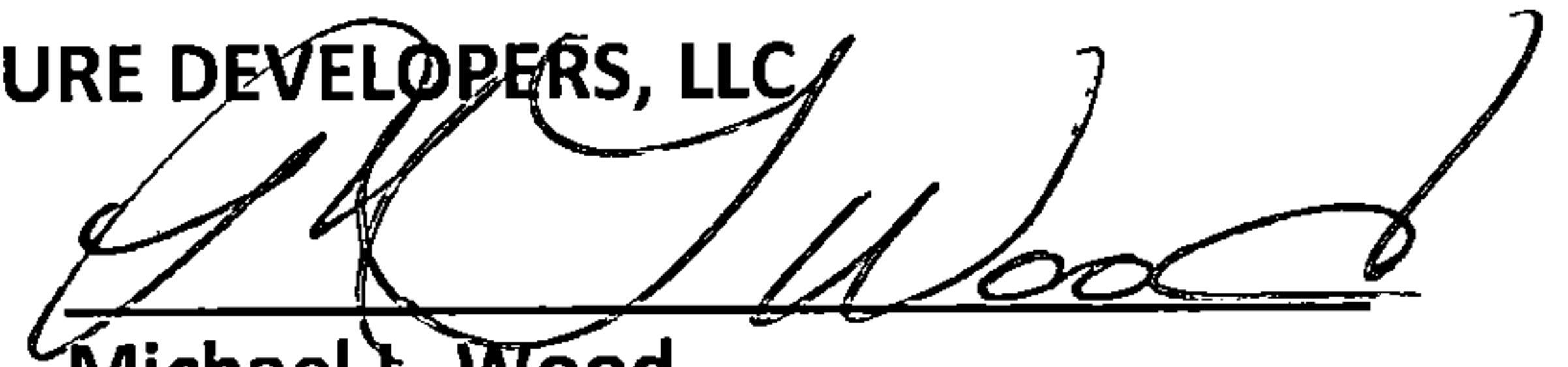
TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its signature and seal on this the 27th day of October, 2022.

WITNESS:

VENTURE DEVELOPERS, LLC

By:



Michael L. Wood

As its Manager

STATE OF ALABAMA)

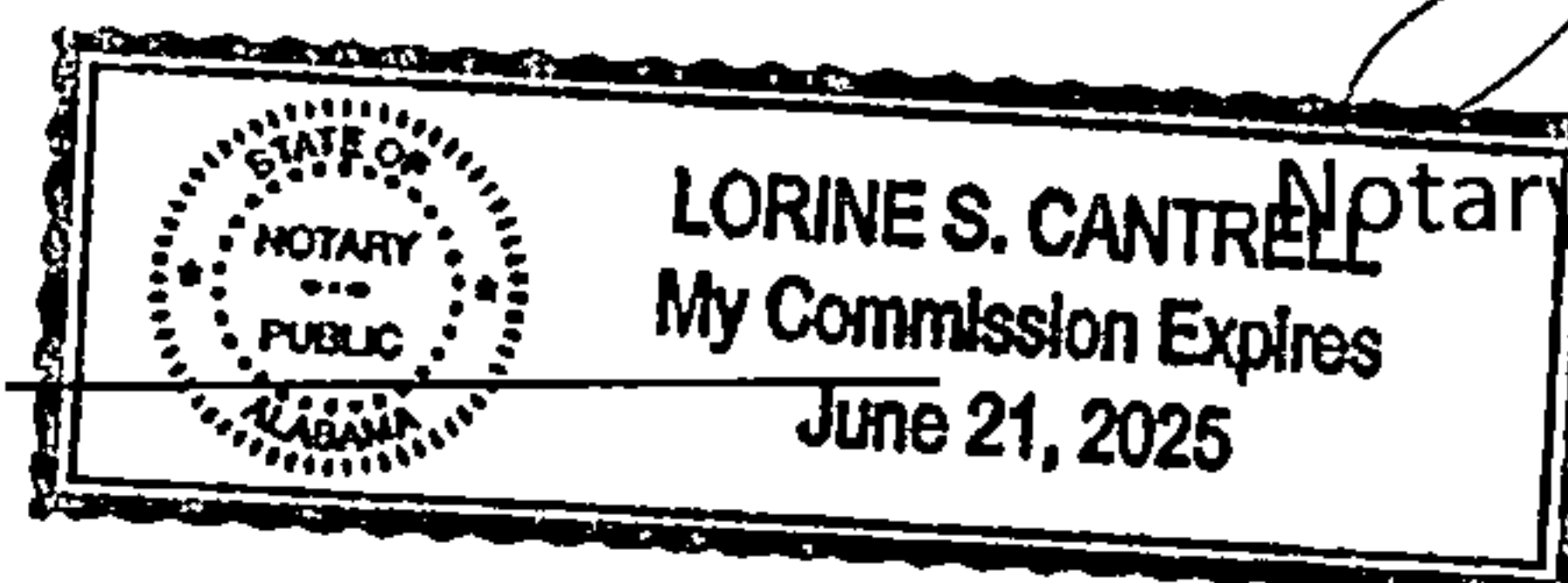
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael L. Wood, whose name as Manager of Venture Developers, LLC, an Alabama 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, in his capacity 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 October, 2022.



My Commission Expires:





20221028000405370 3/3 \$155.50
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:
Venture Developers, LLC
Mailing Address:
745 Chestnut Park Lane
Hoover, AL 35226

Grantee's Name:
Shuben, LLC
Mailing Address:
1900 Cahaba River Estates
Hoover, AL 35244

Property Address:
21 Weatherly Club Drive
Pelham, Alabama 35124

Date of Sale: October 27, 2022
Total Purchase Price or Actual Value or
Assessor's Market Value: \$850,000.00

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 _____
Contract _____
Other _____

Appraisal _____
Closing Statement X

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 applicable.

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.

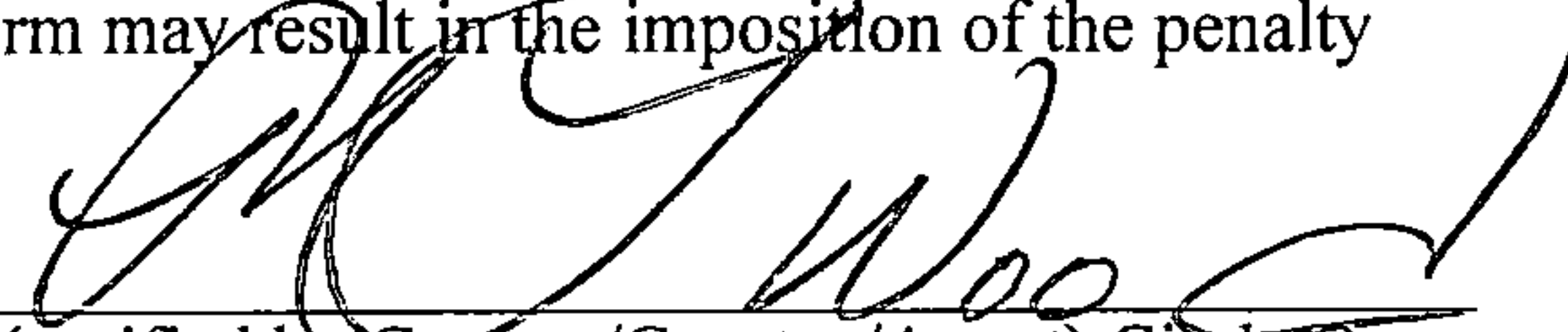
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provide 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: October 27, 2022

Form RT-1


(verified by Grantor/Grantee/Agent) Circle One
Michael L. Wood, as Manager of
Venture Developers, LLC