

20221102000410720
11/02/2022 11:13:24 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten and No/100 Dollars (\$10.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Christopher Cull a/k/a Christopher David Cull and Stefani Cull, a married couple** (herein referred to as grantors), grant, bargain, sell and convey unto **CSE2 Properties, LLC** (herein referred to as grantee) the following described real estate situated in **Shelby County, Alabama**, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTIONS

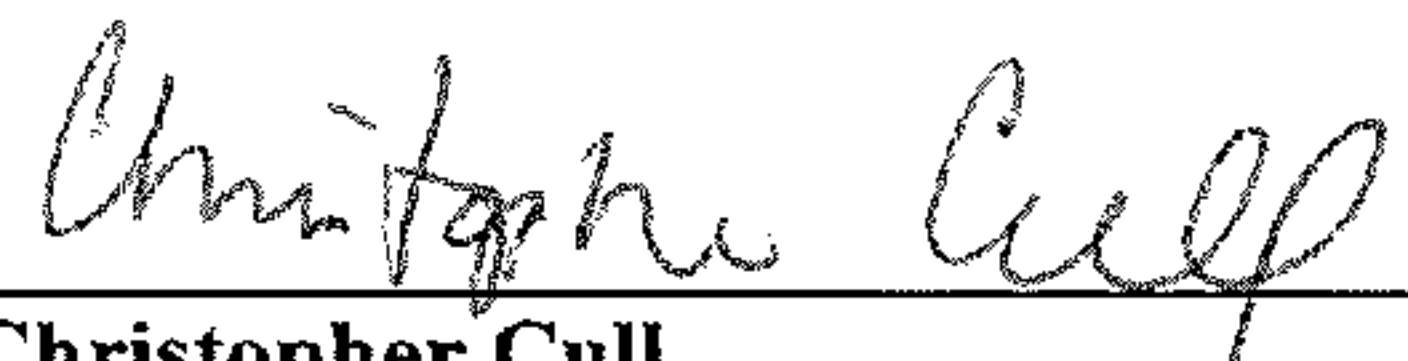
This deed controls two (2) properties listed in detail in attached Exhibit A.

To Have and to Hold to the said grantee, their assigns forever.

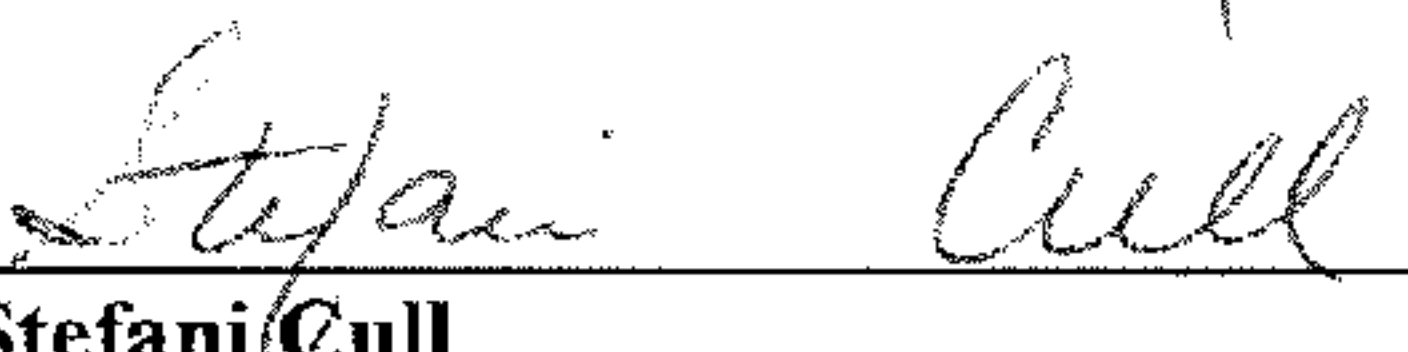
This document was prepared by David C. Jamieson as scrivener only. No representations are made by David C. Jamieson as to the sufficiency or status of title for the above-described property.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 31st day of October, 2022.



Christopher Cull



Stefani Cull

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Christopher Cull and Stefani Cull**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 31st day of October, 2022.





NOTARY PUBLIC

My Commission Expires: 3/12/23

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

EXHIBIT A

Parcel 1:

Legal Description: Lot 48, according to the Survey of Wynlake Subdivision, Phase III, as recorded in Map Book 21, page 84, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Commonly known as: 100 Shiraz Street, Alabaster, AL 35007

Parcel 2:

Legal Description: Unit 212, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Inst. No. 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said plan being filed for record in Map Book 28, Page 141 in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium, the By-Laws of the Horizon Condominium Association, Inc. as attached as Exhibit "D" together with an undivided interest in the common elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

Commonly known as: 212 Morning Sun Drive, Birmingham, AL 35242



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/02/2022 11:13:24 AM
 \$346.00 CHARITY
 20221102000410720

Alvin S. Bayal

Real Estate Sales Validation Form

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

Grantor's Name Christopher D Cull & Stefani Cull
 Mailing Address 1553 Fairway View Drive
 Hoover, AL 35244

Grantee's Name CSE2 Properties, LLC
 Mailing Address 1229 Lake Point Drive
 Hoover, AL 35244

Property Address 100 Shiraz Street, Alabaster, AL 35007
 212 Morning Sun Drive, B'ham, AL 35242

Date of Sale 10/31/2022
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 317,640.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Moving to LLC

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 _____

Print Leanne G. Ward

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one