

This instrument was prepared by:  
Alabama Law Services, LLC  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Premier Healthcare, Inc.  
2360 Timber Lane  
Alabaster, AL 35007

STATE OF ALABAMA  
SHELBY COUNTY



DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of the full satisfaction of all obligations provided in that certain real estate mortgage executed by **CTM Properties, LLC**, an Alabama Limited Liability Company on December 1<sup>st</sup>, 2021 in favor of **Premier Healthcare, Inc.**, an Alabama Corporation, and subsequently recorded in Instrument No. 20211201000574350 in the Office of the Judge of Probate of Shelby County, Alabama, and in lieu of foreclosure, the undersigned GRANTOR, **CTM Properties, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), does hereby give, grant, bargain, sell and convey unto the GRANTEE **Premier Healthcare, Inc.**, an Alabama Corporation (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2, according to the survey of Clearyland Subdivision, as recorded in Map Book 10, Page 95, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

This deed is an absolute conveyance. The GRANTOR, having sold the above-described real property to the GRANTEE for the above-described consideration, declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed between GRANTOR and GRANTEE with respect to the above-described real property.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS

NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 20<sup>th</sup> day of April, 2023.

X Christina L. Tatum  
CTM Properties, LLC, an Alabama Limited Liability Company  
By: **Christina L. Tatum**  
Its: **Member**

X Jeffery Myers  
CTM Properties, LLC, an Alabama Limited Liability Company  
By: **Jeffery Myers**  
Its: **Member**

STATE OF Alabama  
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Christina L. Tatum and Jeffery Myers, whose names as Members of **CTM Properties, LLC**, a(n) 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/they, as such Members and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20<sup>th</sup> day of April, 2023.

Christopher Owens  
Notary Public  
My Commission Expires: 7/13/25

CHRISTOPHER OWENS  
Notary Public, Alabama State at Large  
My Commission Expires July 13, 2025

Real Estate Sales Validation Form

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

Grantor's Name	<u>CTM Properties, LLC</u>	Grantee's Name	<u>Premier Healthcare, Inc.</u>
Mailing Address	<u>7922 Wynwood Drive Helena, AL 35080</u>	Mailing Address	<u>2360 Timber Lane Alabaster, AL 35007</u>
Property Address	<u>155 Egg and Butter Road Columbiana, AL 35051</u>	Date of Sale	<u>4/20, 2023</u>
		Total Purchase Price	\$ _____
		Or	
		Actual Value	\$ _____
		Or	
		Assessor's Market Value	<u>805,370.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other: No Deed Tax Due – Property Conveyed Back to Lender
<input type="checkbox"/> 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 April 20, 2023

Unattested

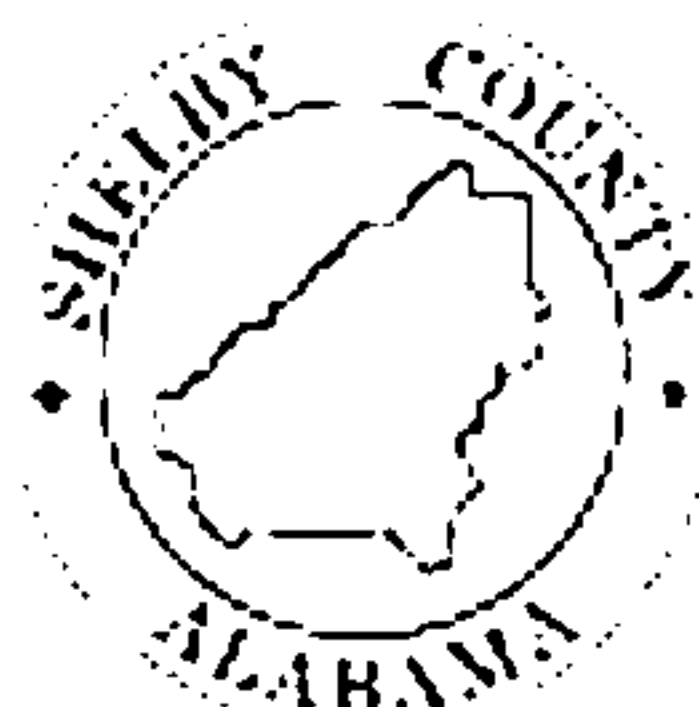
(verified by)

Sign

Print: Christina L. Tatum

Christina L. Tatum

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/20/2023 11:37:15 AM  
\$29.00 JOANN  
20230420000114010

Allie S. Bayl