



20230615000179560 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/15/2023 10:45:43 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Bluefish Development, LLC
Attn: Dr. Emily Rehberg
134 Highland View Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Fifty Thousand and 00/100 (\$550,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **FORESIGHT PROPERTIES, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **BLUEFISH DEVELOPMENT, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Parcel I

Lot 6, of The Village at Lee Branch Sector 1 – Phase 2, as recorded in Map Book 33, Page 58, being a re-subdivision of Lot 5A of The Village at Lee Branch Sector 1 – Revision 1, as recorded in Map Book 31, Page 130A and 130B, in the Probate of Shelby County, Alabama.

Parcel II

Together with a Non-exclusive easement for the benefit of Parcel I for the purpose of ingress, egress, parking, utilities and storm water in Sections 2.1, 2.2 and 2.3 as created by that certain Declaration of Easement and Restrictions, dated May 26, 2004 recorded in Instrument No. 20040601000288850 and Amendment No. 1 to Declaration of Easement and Restrictions, recorded in Instrument No. 20040624000345520, over, under and across the property described therein.

Subject To:

1. Ad valorem taxes for 2023 and subsequent years not yet due and payable until October 1, 2023.
2. Easements, Building Lines, Notes and Restrictions as shown on map recorded in Map Book 31, Pages 130 A and B and Map Book 33, Page 58
3. Title to all minerals and mining rights not owned by grantor.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2004-12727; Inst. No. 2005-5745 and Deed Volume 109, Page 497.
5. Terms and conditions recorded in Instrument No. 2003-5890.
6. Terms and conditions of Lease recorded in Instrument No. 2002-35102 and Inst. No. 2002-405690.
7. Restrictions appearing of record in Inst. No. 20040601000288850, amended in Inst. No. 20040624000345520; Inst. No. 20120511000165500; Inst., No. 20140127000026530; Inst., No. 20141014000323410 and Amendment No. 5 being recorded simultaneously herewith.


All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


Grantor hereby covenants and agrees with Grantee and its successors and assigns that Grantor and its successors and assigns will warrant and defend the above-described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

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, its successors and assigns, forever, in fee simple.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 13th day of June, 2023.

Foresight Properties, LLC
an Alabama limited liability company


20230615000179560 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/15/2023 10:45:43 AM FILED/CERT

By: 
Russell Pate
Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Russell Pate, whose name as Member of Foresight Properties, an 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, as such member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of June, 2023.

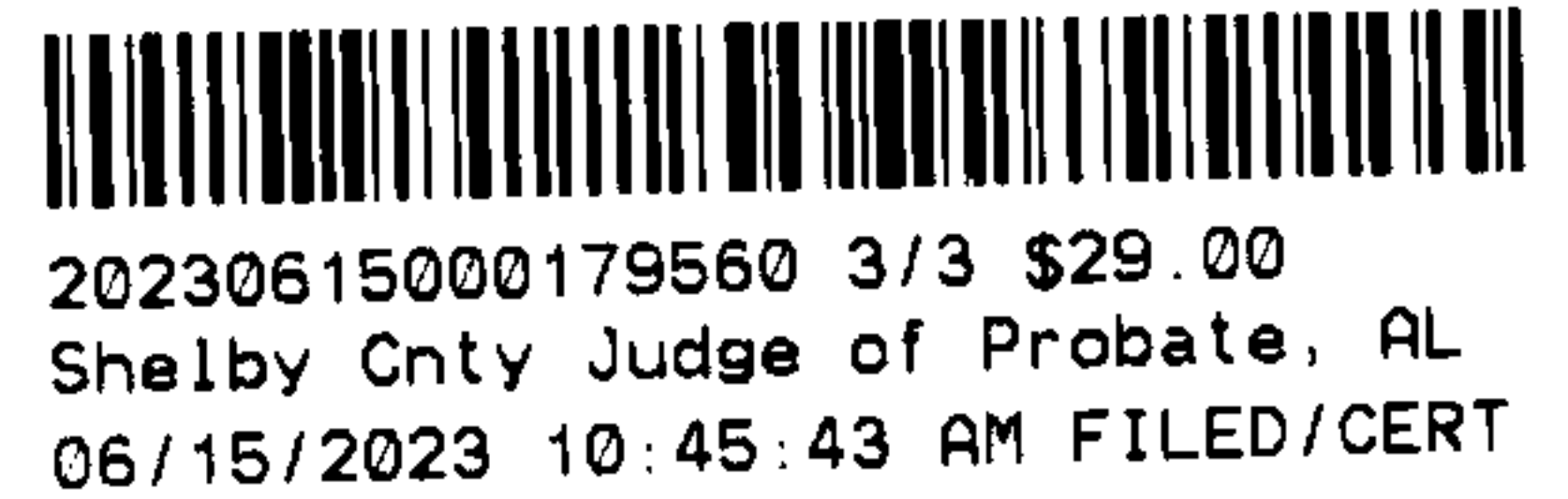

NOTARY PUBLIC
My Commission Expires: 06/02/2027



Real Estate Sales Validation Form

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

| | | | |
|------------------|--|-------------------------|---|
| Grantor's Name | Foresight Properties, LLC | Grantee's Name | Bluefish Development, LLC |
| Mailing Address | 2908 Pump House Road Suite 150 Mountain Brook, AL 35243 | Mailing Address | 134 Highland View Drive Birmingham, AL 35242 |
| Property Address | 501 and 505 Doug Baker Blvd. Birmingham, AL 35242 | Date of Sale | June 13, 2023 |
| | | Total Purchase Price | \$ 550,000.00 |
| | | 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/ Assessor's Appraised Value
- Other – property tax redemption

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.

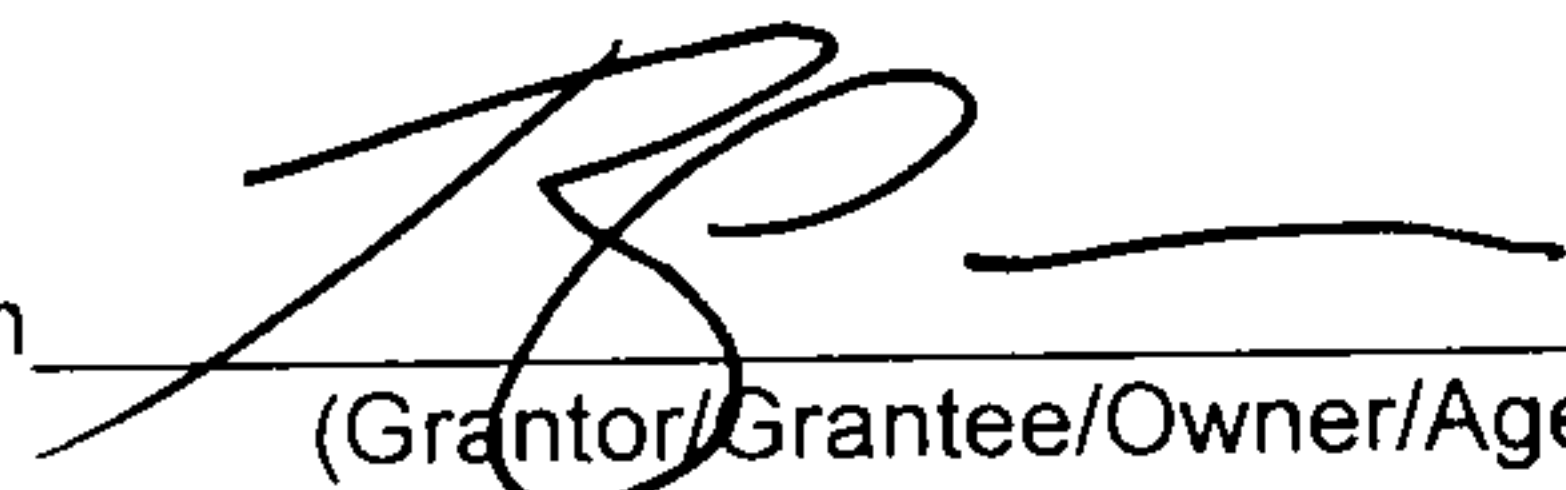
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 _____
Unattested _____
(verified by) _____

Foresight Properties, LLC
Print By: Russell Pate, Member _____
Sign  _____
(Grantor/Grantee/Owner/Agent) circle one