

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Elite Acquisitions, LLC

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Chelsea Vest, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Elite Acquisitions, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

See Attached Exhibit "A"

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

Property Address: **478 County Road 338, Chelsea, AL 35043**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 23rd day of JUNE, 2023.

Chelsea Vest, LLC



By: Brian Smith
Its Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Brian Smith** whose name as **Member of Chelsea Vest, LLC**, 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 Instrument, he/she as such **Member** and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of JUNE, 2023.



NOTARY PUBLIC

My Commission Expires:

01/13/2023

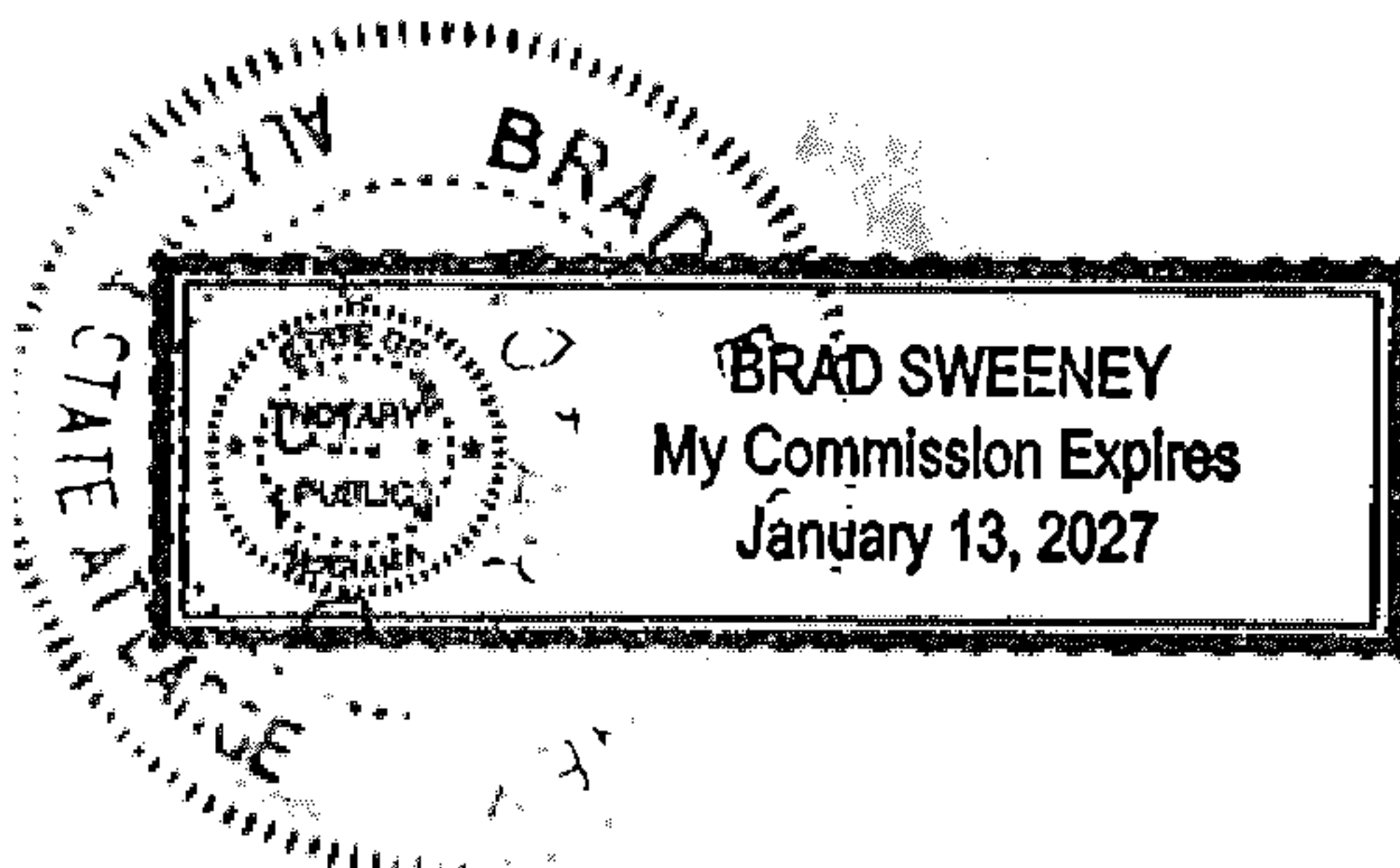


Exhibit A

Legal Description

Commence at the Northeast corner of the SW 1/4 of the SE 1/4 and thence in a westerly direction and along the North line of same for a distance of 360.00 feet; thence turn an angle of 98 degrees 30 minutes to the left in a southeasterly direction for a distance of 685.38 feet to a point on the northerly right of way line of a county road; thence turn an angle of 123 degrees 16 minutes to the left in a northeasterly direction and along said right of way line for a distance of 90.94 feet; thence turn an angle of 10 degrees 47 minutes to the right and along said right of way line for a distance of 92.49 feet to the point of beginning of the property described herein; thence continue along the last named course, and along said right of way line for a distance of 15.00 feet; thence turn an angle of 4 degrees 38 minutes to the right and along said right of way line for a distance of 112.05 feet; thence turn an angle of 11 degrees 44 minutes to the left and along said right of way line for a distance of 84.00 feet; thence an angle of 73 degrees 03 minutes to the left in a northwesterly direction for a distance of 210.00 feet; thence turn an angle of 100 degrees 05 minutes to the left in a southwesterly direction for a distance of 212.22 feet, thence turn an angle of 80 degrees 34 minutes to the left in a southeasterly direction for a distance of 210 feet to the point of beginning, being in Section 33, Township 19 South, Range 1 West, Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Chelsea Vest, LLC
 Mailing Address 4000 Eagle Point Corporate Drive
Birmingham, AL 35242

Grantee's Name Elite Acquisitions, LLC
 Mailing Address 1406 Highland Lakes Trace
Birmingham, AL 35242

Property Address 478 County Road 338
Chelsea, AL 35043

Date of Sale June 23, 2023
 Total Purchase Price \$100,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/23/2023 11:15:47 AM
 \$131.00 BRITTANI
 20230623000186860

Or
 Actual Value \$
 Or
 Assessor's Market Value \$

The purchase price or actual value claim Alvin S. Byrd form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ 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 6-23-2023 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one