

SEND TAX NOTICE TO:

Rodney Cook

This instrument was prepared by

Edward Reisinger

Kudulis, Reisinger & Price, LLC

P. O. Box 653

Birmingham, AL 35201



20230831000264190 1/4 \$59.00

Shelby Cnty Judge of Probate, AL

08/31/2023 12:10:48 PM FILED/CERT

Limited Liability Company Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten dollars and no cents (\$10.00)**

to the undersigned grantor, **Diversified Development LLC**, A Limited Liability Company, in hand paid by **Rodney Cook** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in County, Alabama, towit:

Lots 1 and 2, according to the Survey of Final Plat of Rising Fawn Estates, as recorded in Map Book 38, Page 122, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.


Shelby County, AL 08/31/2023

State of Alabama

Deed Tax: \$28.00

IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this 25th day of August, 2023.

Diversified Development LLC

By:  Seal
Steven Crim, Member

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Steven Crim whose name as Member, of **Diversified Development LLC** a 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/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

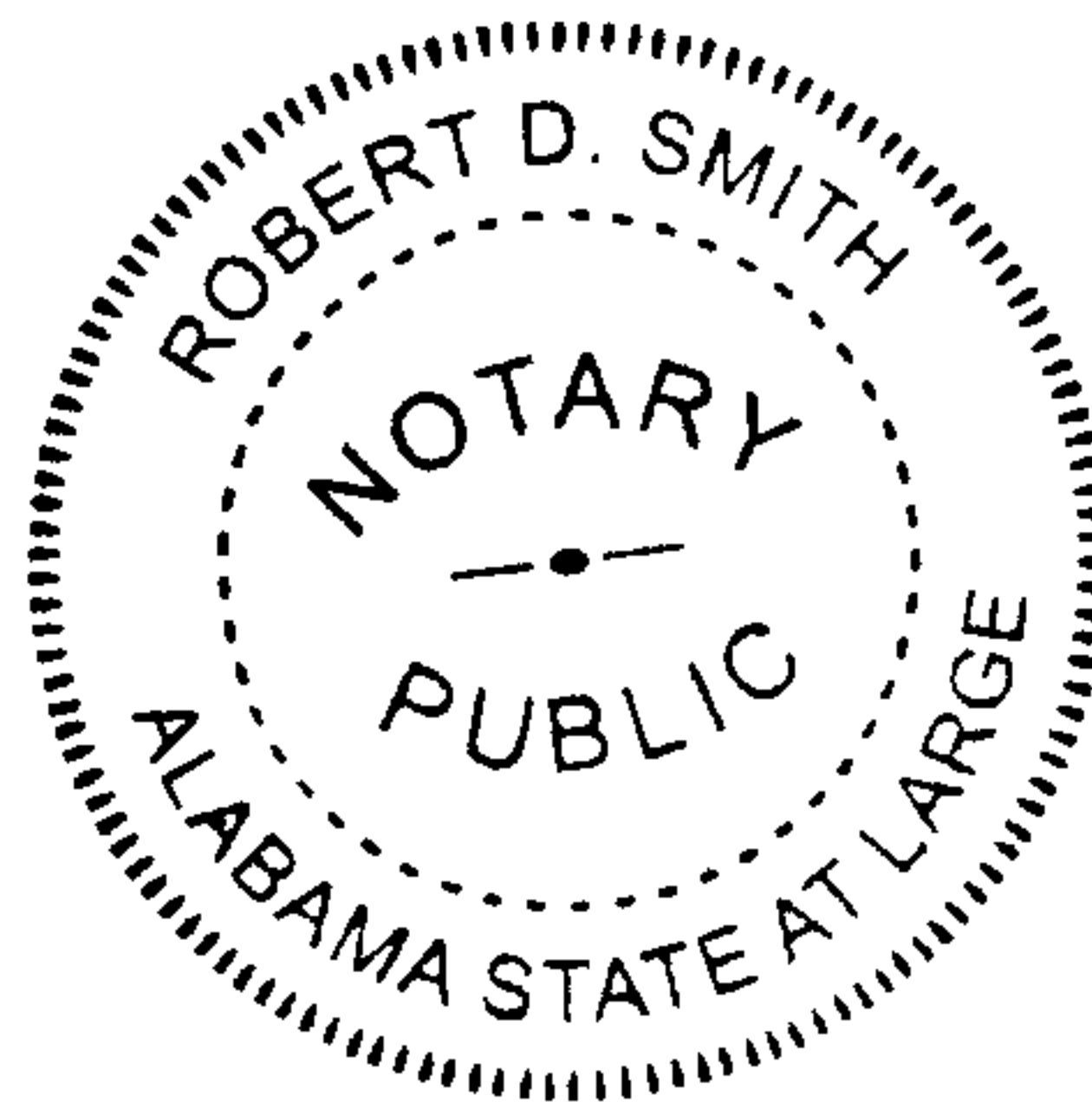
Given under my hand and official seal this 25 day of August, 2023.


Notary Public.

(Seal)

My Commission Expires: 04/03/2025

Robert D. Smith
Notary Public, Alabama State At Large
My Commission Expires April 3, 2025




20230831000264190 2/4 \$59.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this 25 day of Aug, 2023.

Diversified Development LLC


By: Ron Hoffman Seal
Ronald Hoffman, Member

STATE OF Alabama
COUNTY OF Jefferson

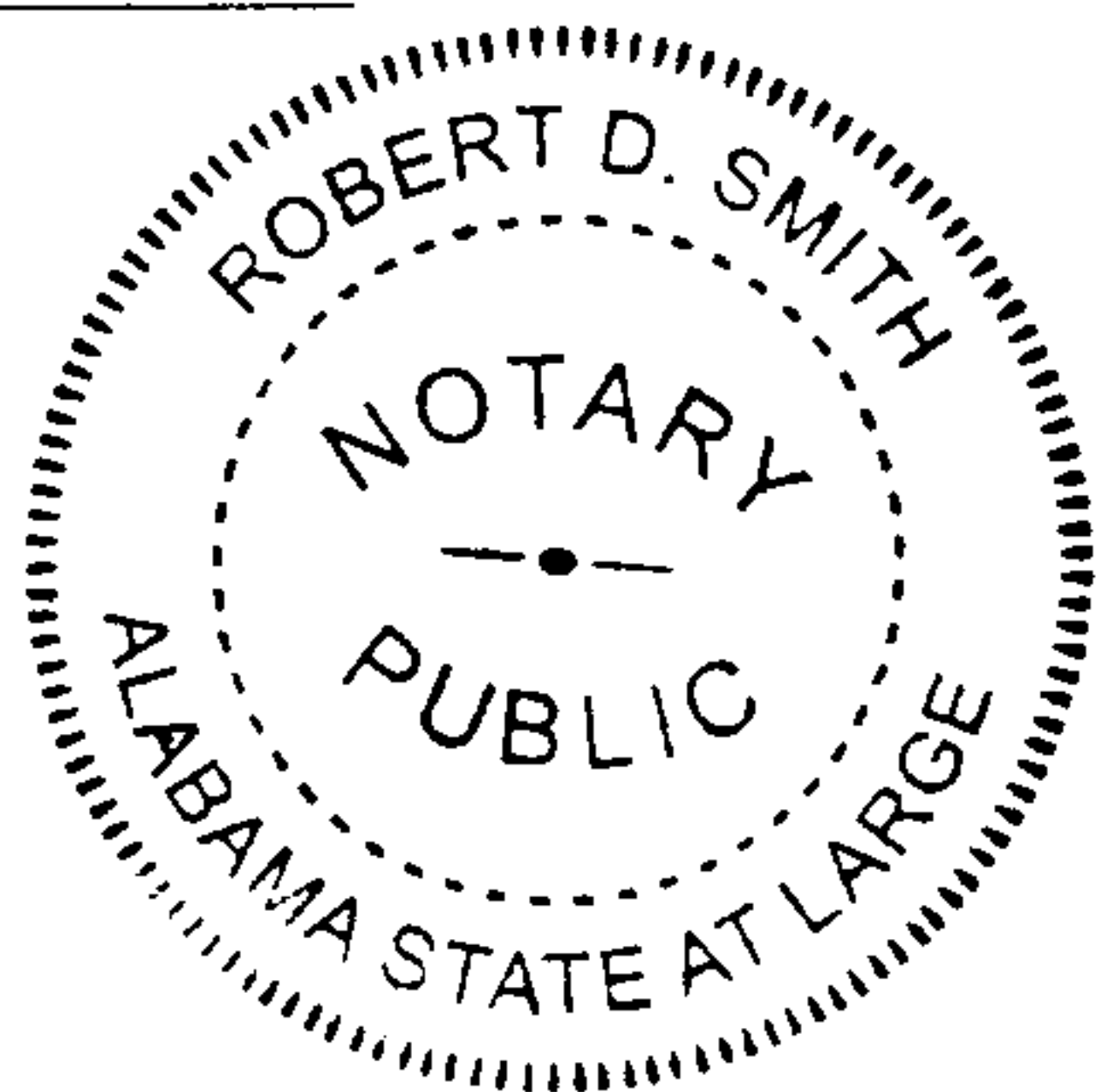

20230831000264190 3/4 \$59.00
Shelby Cnty Judge of Probate, AL
08/31/2023 12:10:48 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronald Hoffman whose name as Member, of **Diversified Development LLC** a 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/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 25 day of August, 2023.


Notary Public.
(Seal)
My Commission Expires: 04/03/2025

Robert D. Smith
Notary Public, Alabama State At Large
My Commission Expires April 3, 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 Diversified Development LLC
Mailing Address 2253 Ashberry CT
Spanish Fort AL
36527

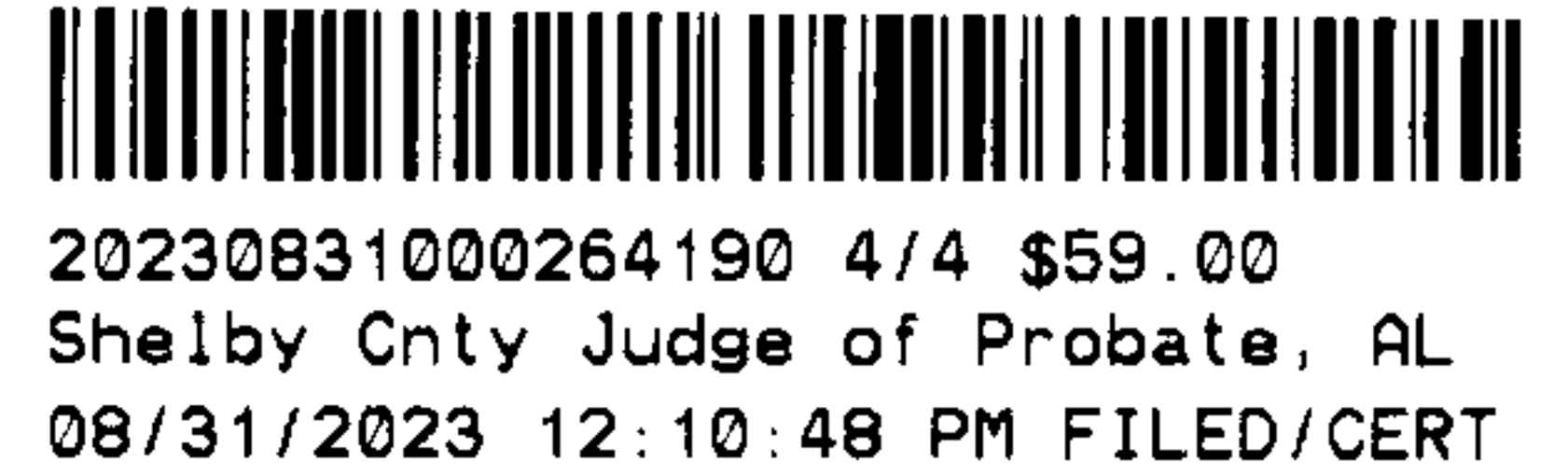
Grantee's Name Rodney Cook
Mailing Address 9781 Hwy 51
STERRETT AL
35147

Property Address No Address

Date of Sale 8-25-23
Total Purchase Price \$ 28000.00

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
☐ Other

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 8-31-23

Print

Rodney Cook

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1