



20231106000325300 1/3 \$264.00
Shelby Cnty Judge of Probate, AL
11/06/2023 11:00:22 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:
Main Street Capital, LLC
2000 Morris Avenue Suite 1300
Birmingham, AL 35203

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Kenneth Polk, a married man** (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, **Main Street Capital, 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:

Lot 21, according to the Survey of Saunders Bridge 1st Sector, as recorded in Map Book 38, Pages 38A, 38B, 38C and 38D, in the Probate Office of Shelby County, Alabama.

Kenneth Polk is one and the same person as Kenneth H. Polk.

The property conveyed herein does not constitute the homestead of the Grantor nor that of his spouse.

Subject To

1. Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024
2. Building lines as shown on record Map.
3. Easements as shown on record Map.
4. Restrictions as set out on record Map.
5. No further subdivision of lots as restricted by recorded map.
6. No further subdivision of any parcel shown on recorded map without prior written approval of the Shelby County Planning Commission as restricted by the record Map.
7. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property
8. Rights of others in and to those roads and ingress/egress easements traversing subject property as shown on record map.
9. Easement for ingress and egress and public utilities as recorded in Instrument 1992-10391, in the Probate Office of Shelby County, Alabama.
10. Transmission line permit to Alabama Power Company, recorded in Deed Book 207, Page 223, in the Probate Office of Shelby County, Alabama.
11. Mineral and mining rights and rights incident thereto, release of damages, reservations, restriction and conditions recorded in Deed Book 249, Page 9, Deed Book 265, Page 334, Real Book 59, Page 456, as corrected in Real Book 61, Page 928, Real Book 34, Page 530, and Real Book 59, Page 461, in the Probate Office of Shelby County, Alabama.
12. Transmission line permits and rights of ways as evidenced through use.
13. Possible prescriptive right of way or access easement as shown on Shelby County Tax Assessor's Map.

Shelby County, AL 11/06/2023
State of Alabama
Deed Tax: \$236.00



20231106000325300 2/3 \$264.00
Shelby Cnty Judge of Probate, AL
11/06/2023 11:00:22 AM FILED/CERT

- 14 Declaration of Easement, Protective Covenants and Restrictions as recorded in Instrument 20070119000030090, and first amendment in Instrument 20070425000192650 in the Probate Office of Shelby County, Alabama.
- 15 First Supplement to the Declaration of Easements, Protective Covenants and Restrictions for Saunders Bridge, a Residential Subdivision, as recorded in Instrument 20071220000571300, in the Probate Office of Shelby County, Alabama.
- 16 Easement Agreement between Charles A.J. Beavers, Jr., Robert M. Grills, Laura Holcomb Grills, Lenn Waters Morris, Traci Leigh Morris, Mary F. Roensch, Custodian, Uigma for Mary Allison Roensch and Sherwood Stamps, and Saunders Bridge Homeowners Association, Inc., an Alabama nonprofit corporation, and TP Development Company, LLC, an Alabama limited liability company, as recorded in Instrument 20090326000112750, and amended in Instrument 20090429000158480, in the Probate Office of Shelby County, Alabama.
- 17 Conservation Easement recorded in Instrument 20071228000580850, and amended in Instrument 20090326000112760, and further amended in Instrument 20090326000112770, in the Probate Office of Shelby County, Alabama.
- 18 Conservation Easement recorded in Instrument 20091230000477140, in the Probate Office of Shelby County, Alabama.
- 19 General Access Easement recorded in Instrument 20091230000477120, in the Probate Office of Shelby County, Alabama.

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 in fee simple, forever

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, executors, personal representatives and assigns 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 hereinabove 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; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors, personal representatives and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S its successors and assigns, forever against the lawful claims of all persons

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 30th day of October, 2023.


Kenneth Polk

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kenneth Polk, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of October, 2023.


NOTARY PUBLIC
My Commission Expires: 08/10/2026


(must affix seal)

ERIN NICOLE KORN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 10, 2026

Real Estate Sales Validation Form

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

Grantor's Name	Kenneth Polk	Grantee's Name	Main Street Capital, LLC
Mailing Address	2000 Morris Avenue Suite 1300 Birmingham, AL 35203	Mailing Address	2000 Morris Avenue N Suite 1300 Birmingham, AL 35203
Property Address	Lot 21 Saunders Bridge Drive Sterrett, AL 35147	Date of Sale	October 30, 2023
		Total Purchase Price	\$ _____
		or	_____
		Actual Value	\$ _____
		or	_____
		Assessor's Market Value	\$ 235,510.00



20231106000325300 3/3 \$264.00
Shelby Cnty Judge of Probate, AL
11/06/2023 11:00:22 AM FILED/CERT

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

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)

Print Kenneth Polk

Sign _____

(Grantor/Grantee/Owner/Agent) circle one