

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:  
**Red Oak Investors LLC**  
c/o Jessica L. Parson  
140 Kings Crest Lane  
Pelham, AL 35124

STATE OF ALABAMA            )

**GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON        )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED THIRTY EIGHT THOUSAND AND 00/100 (\$138,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Allied Property Solution 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, **Red Oak Investors 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: **312 8th St SW, Alabaster, AL 35007**

**\$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 14<sup>th</sup> day of November, 2023.

**Allied Property Solution LLC**

  
**By: Andrew Arrant**  
**Its Manager**

STATE OF Alabama  
COUNTY OF Jefferson

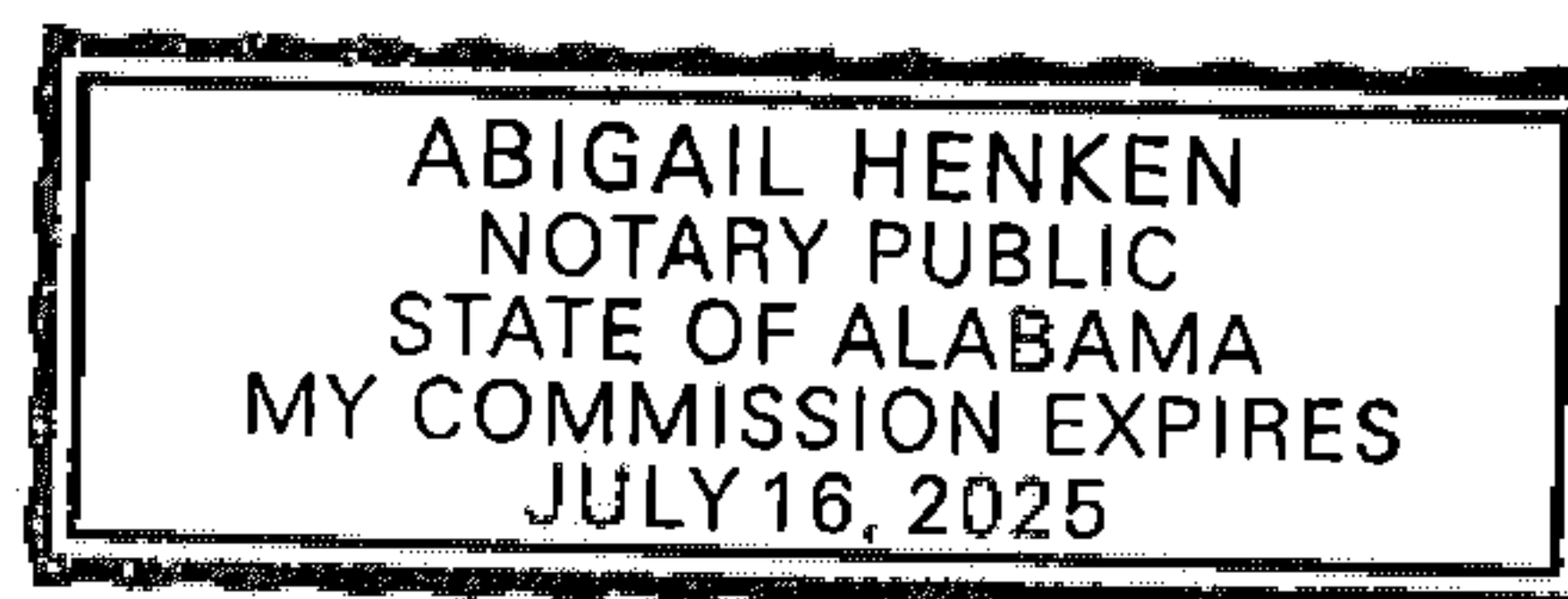
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Andrew Arrant** whose name as **Manager** of **Allied Property Solution LLC**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she as such **Manager** 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 14<sup>th</sup> day of November, 2023.

  
\_\_\_\_\_

NOTARY PUBLIC

My Commission Expires: July 16, 2023



## **Exhibit A**

### **Legal Description**

**From the Southwest corner of the NE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West, run North 3 deg. 30 min. West along the West boundary of said NE 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West for 660 feet; thence turn an angle of 92 deg. 00 min. to the right and run North 88 deg. 30 min. East for 100 feet to the point of beginning of the land herein described, said point of beginning being the Southeast corner of Lot 6, Block 1, of McMillen's Survey of Helena Road, as recorded in Map Book 3, page 116, in the Probate Office of Shelby County, Alabama; thence continue North 88 deg 30 min. East for 200 feet to a point on the West line of Pine Street (8th Street SW); thence turn an angle of 88 deg. 00 min. to the right and run along the West line of Pine Street (8th Street SW) bearing South 3 deg. 30 min. East for 214 feet; thence turn an angle of 92 deg 00 min. to the right and run South 83 deg. 00 min. to the right and run North 3 deg. 30 min. West for 214 feet to the point of beginning. This being a part of Lots 14 and 15, in Block 1, according to McMillen's Survey of Helena Road, as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Alabama; being situated in 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 Allied Property Solution LLC  
 Mailing Address 3632 Stratford Way  
Birmingham, AL 35242

Grantee's Name Red Oak Investors LLC  
 Mailing Address 140 Kings Crest Lane  
Pelham, AL 35124

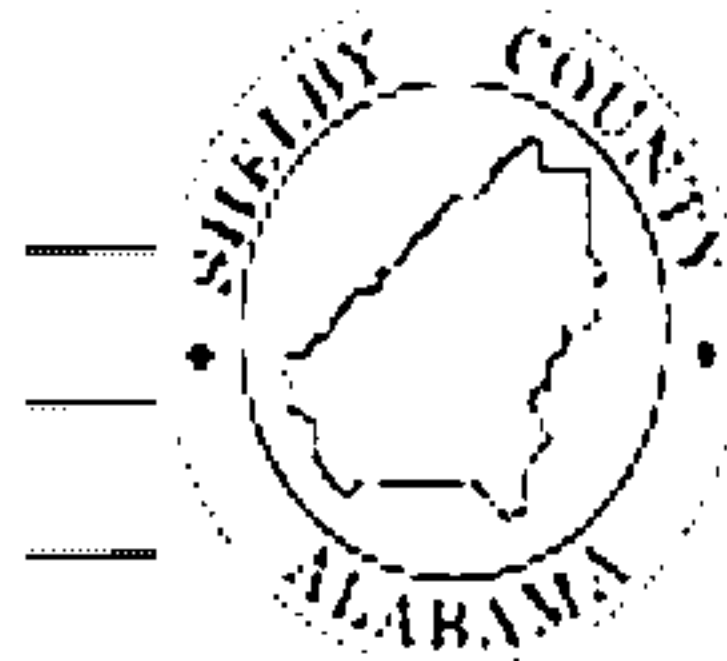
Property Address 312 8th St SW  
Alabaster, AL 35007

Date of Sale November 14, 2023  
 Total Purchase Price \$138,000.00  
 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



al

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/15/2023 08:12:45 AM  
 \$169.00 JOANN  
 20231115000334680

*Allen S. Bayl*

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 11-14-2023 Print Jeff W. Parmer

☐ Unattested

(verified by)

Signature

*Jeff W. Parmer*

(Grantor/Grantee/ Owner/Agent) circle one