

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:
creACTIVE Holdings LLC
c/o Eileen Leslie
200 1st Street South
Alabaster, AL 35007

STATE OF ALABAMA)
 GENERAL WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED FOUR THOUSAND SEVEN HUNDRED TEN AND 00/100 (\$204,710.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Shawn Curtis and his spouse, Linda G. Curtis** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **creACTIVE Holdings LLC** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, 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.

Linda G. Curtis and Linda Curtis are one and the same person.

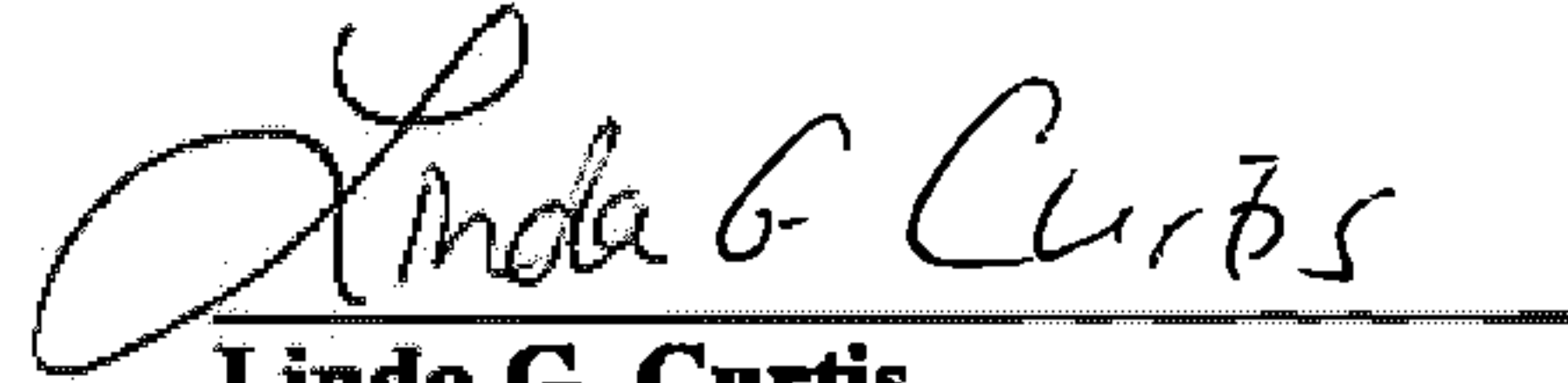
\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' heirs, 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 GRANTORS have hereunto set their hands and seals this 19th day of December, 2023.


Shawn Curtis


Linda G. Curtis

Angie D Brandon
Notary Public, Alabama State At Large
My Commission Expires Aug 18 2024

STATE OF Alabama
COUNTY OF Shuford

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Shawn Curtis and Linda G. Curtis**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of December, 2023.



NOTARY PUBLIC
My Commission Expires: 08/18/2024

Exhibit A

Legal Description

PARCEL ONE

From the Northeast corner of Section 2, Township 21 South, Range 3 West, go West along the Section line 864.90 feet to the East right-of-way line of the L & N Railroad's Northbound track; thence left 83 degrees 04 minutes 34 seconds and Southerly along the East right-of-way of said Railroad 549.57 feet to an iron for a point of beginning; thence left 98 degrees 01 minutes 47 seconds along a line midway between buildings occupied by Walker Store and Stone Art Construction Company, a distance of 98.95 feet to the Westerly road right-of-way line of Highway 31; thence right an angle of 90 degrees 12 minutes 28 seconds and Southerly along Westerly road right-of-way line a distance of 29.50 feet to the Northeast corner of Lot number 17 of the Buck Creek Cotton Mill Subdivision as recorded in the Office of the Judge of Probate, Shelby County, Alabama, Map Book 3, Page 9; thence right an angle of 87 degrees 21 minutes 00 seconds and along the North line of said Lot 17 a distance of 97.05 feet to an iron on the Easterly right-of-way of said L & N Railroad; thence right an angle of 89 degrees 14 minutes 01 seconds and Northerly along the East right-of-way of said L & N Railroad a distance of 33.69 feet to the POINT OF BEGINNING. Lying in the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 21 South, Range 3 West, in the City of Alabaster, Shelby County, Alabama.

PARCEL TWO

Lot Number 17, Block 1, according to A.J. Grefenkamp's Survey of Buck Creek Cotton Mills and shown by map or plat of said subdivision of record in Map Book 3, Page 9, in the Office of the Judge of Probate of 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 Shawn Curtis and Linda G. Curtis
 Mailing Address 668 Lingerlost Road
Killen, AL 35645

Grantee's Name creACTIVE Holdings LLC
 Mailing Address 200 1st Street South
Alabaster, AL 35007

Property Address 208 1st Street South
Alabaster, AL 35007

Date of Sale December 20, 2023
 Total Purchase Price \$204,710.00

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

☐ Appraisal
☐ 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 12-20-2023 Print Jeff W. Parmer

☐ Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/21/2023 08:12:46 AM
 \$236.00 BRITTANI
 20231221000366200

Sign

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

Form RT-1

Alvin S. Bayl