



20240326000081330 1/3 \$481.00
Shelby Cnty Judge of Probate, AL
03/26/2024 09:25:43 AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Frank Griffith
821 Finn Cir
Hoover AL 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR and NO/00 (\$1.00)**, to the undersigned grantor, **Luckie's Enterprises, LLC (herein referred to as GRANTOR)** in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto, **Frank Griffith (herein referred to as GRANTEE)**, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to taxes due for 2024 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by Managing Member, who is authorized to execute this conveyance, hereto set its signature and seal, this 26th day of March, 2024.

Luckie's Enterprises, LLC


By: **Frank Griffith, Managing Member**

STATE OF ALABAMA)
COUNTY OF SHELBY)

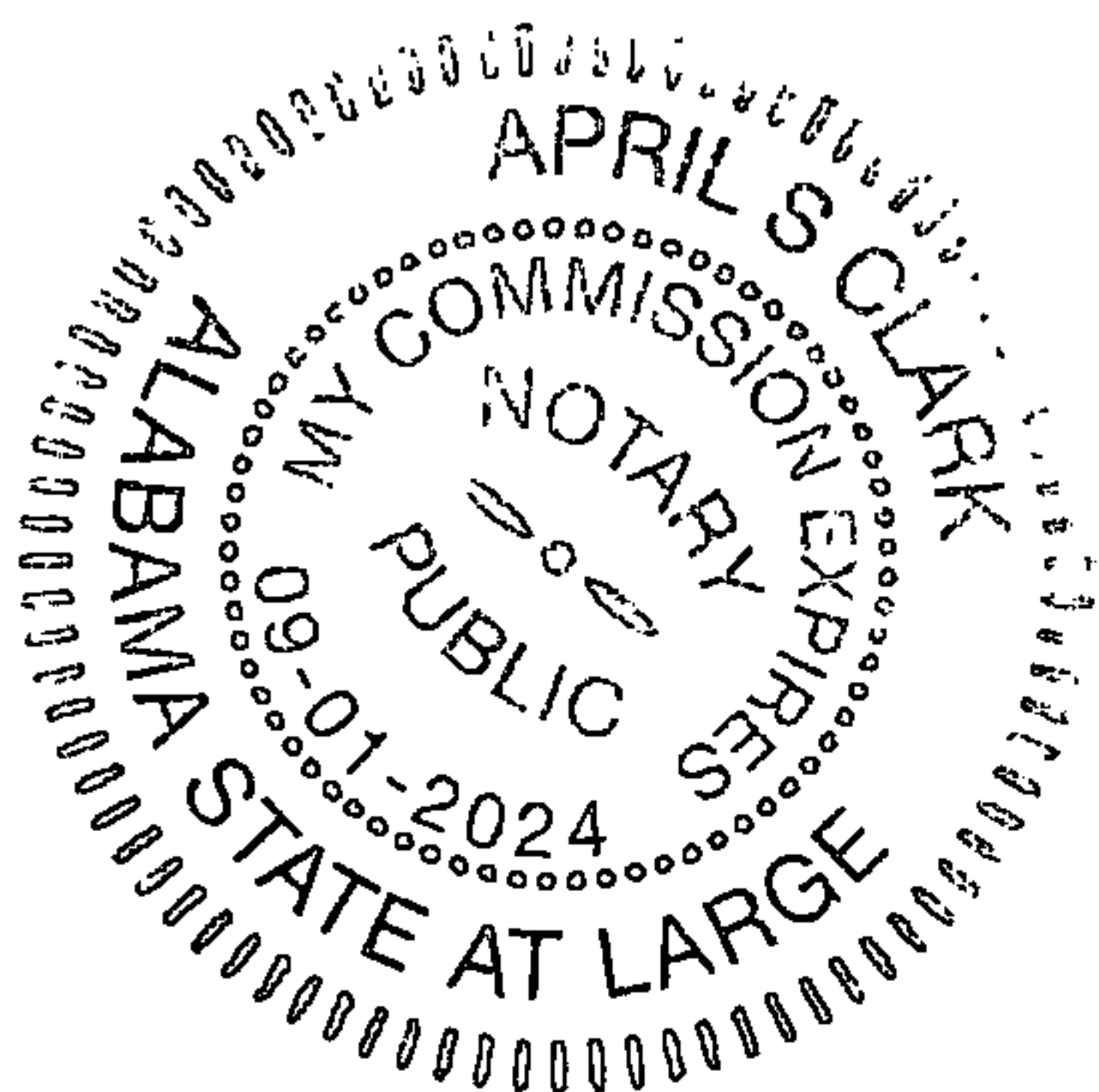
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frank Griffith as Managing Member, Luckie's Enterprises, LLC**, is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 26th day of March, 2024.

April Clark
Notary Public
My Commission Expires: 9-1-2024

(SEAL)

Shelby County, AL 03/26/2024
State of Alabama
Deed Tax: \$453.00





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EXHIBIT A – LEGAL DESCRIPTION

All of the following described property lying in Section 27, Township 19 South, Range 1 West ONLY:

PARCEL A:

A tract of land lying in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 26, and the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 27, Township 19 South, Range 1 West, Shelby County, more particularly described as follows: Commence at the SW corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 26 and run in a northerly direction along said section line a distance of 673.43 feet to a point; thence turn an angle to the right of 85 degrees 06 minutes 13 seconds and run in an easterly direction a distance of 176.68 feet to the point of beginning; thence turn an angle to the left of 85 degrees 06 minutes 13 seconds and run in a northerly direction a distance of 228.00 feet to a point on the R/W of U.S. Highway 280; thence turn an angle to the left of 99 degrees 36 minutes 31 seconds and run in a southwesterly direction a distance of 308.54 feet along said R/W to a point; thence turn an angle to the left of 80 degrees 23 minutes 29 seconds and run in a southerly direction a distance of 202.56 feet to a point; thence turn an angle to the left of 94 degrees 53 minutes 47 seconds and run in a northeasterly direction a distance of 305.32 feet to the point of beginning. Situated in Shelby County, Alabama

Real Estate Sales Validation Form

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

Grantor's Name Luckie's Entp.
Mailing Address 85 Leah Ln
Culver AL
35040

Grantee's Name Frank Griffith
Mailing Address 821 Finn Cir
Hoover AL 35244

Property Address Chelsea AL

Date of Sale 3/26/24
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 453,000.00

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 tax value

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 _____

Print Frank Griffith

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1