

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Ideal Construction Group, LLC
506 Navajo Circle
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$365,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Montevallo Commons, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ideal Construction Group, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel I:

Lots 3 and 5, according to the Map of Montevallo Commons, A Private Commercial Subdivision, City of Montevallo, Alabama as recorded in Map Book 39, Page 142 in the Probate Office of Shelby County, Alabama.

Parcel II:

Commence at the Northwest corner of the Northwest one-fourth of the Southwest one-fourth of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence proceed South 55° 39' 50" East for a distance of 680.02 feet to an angle iron in place, said point being the point of beginning. From this beginning point proceed North 53° 10' 30" East for a distance of 26.64 feet; thence proceed South 84° 43' 45" East for a distance of 616.16 feet; thence proceed North 05° 16' 15" East for a distance of 64.05 feet; thence proceed South 82° 54' 30" East for a distance of 200.83 feet to a ½" open top pipe in place; thence proceed South 36° 17' 32" West for a distance of 183.15 feet to a ½" open top pipe in place; thence proceed South 59° 11' 58" West for a distance of 227.00 feet to a ½" open top pipe in place; thence proceed South 45° 29' 39" West for a distance of 273.61 feet to a ½" open top pipe in place; thence proceed South 87° 02' 14" West for a distance of 336.61 feet to a ½" open top pipe in place; thence proceed North 00° 38' 56" West for a distance of 474.74 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama and contains 6.23 acres.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and

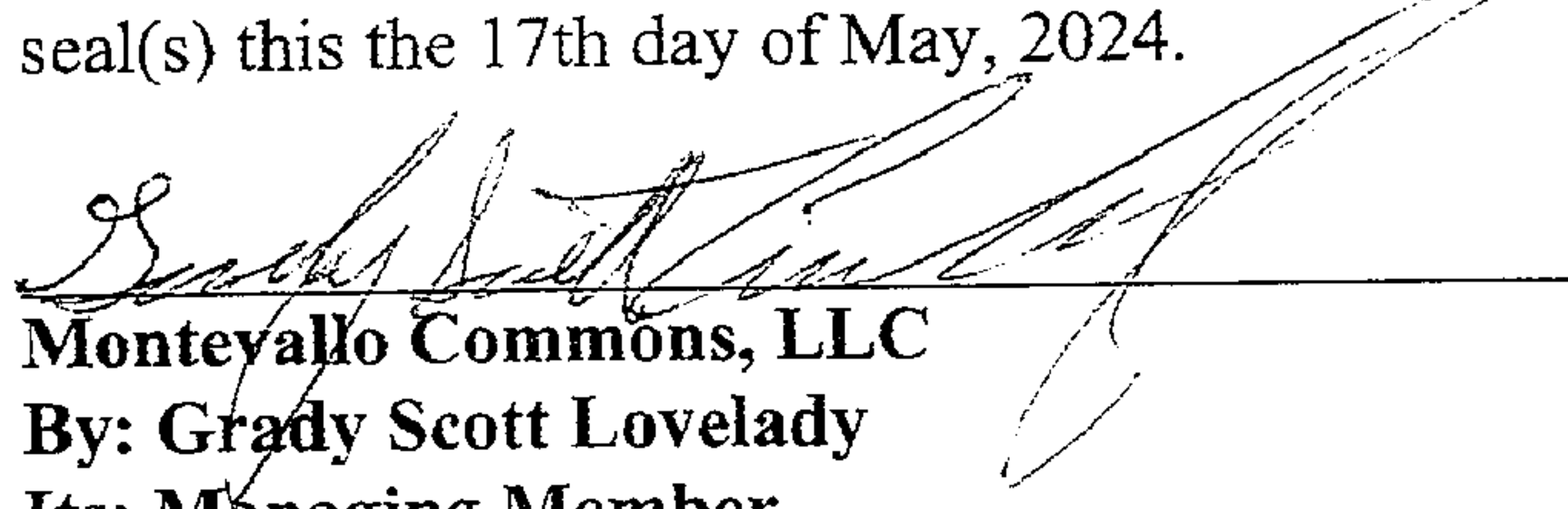
rights of way, if any, of record.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs 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; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 17th day of May, 2024.

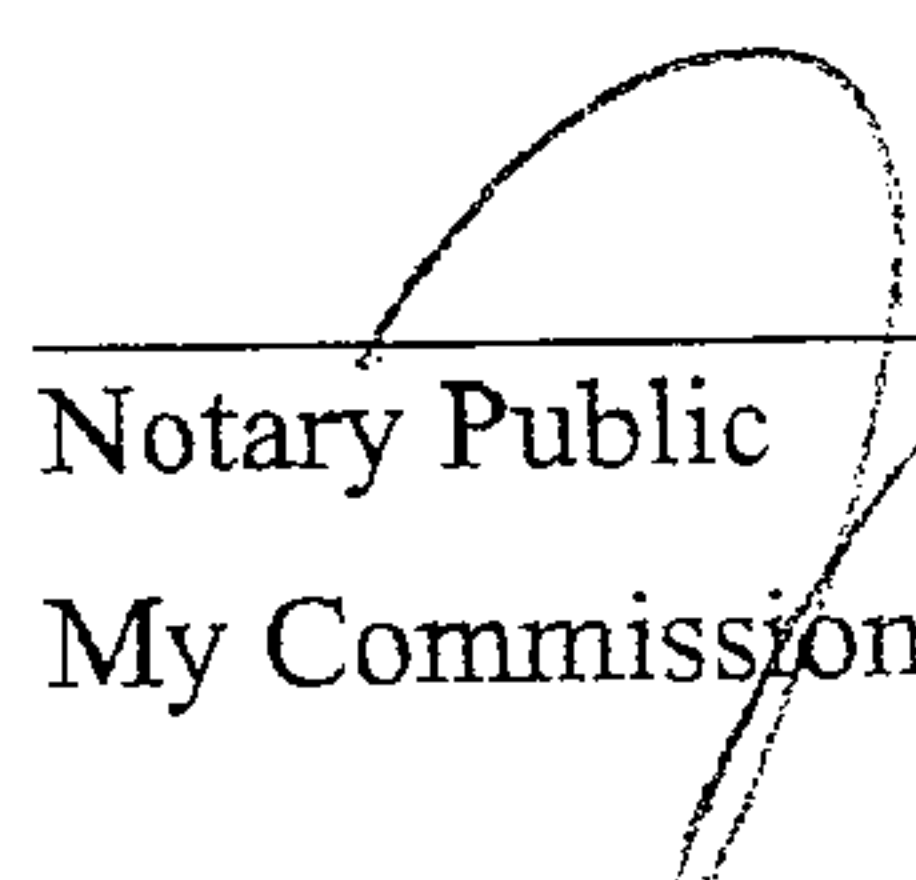
X 
Montevallo Commons, LLC
By: Grady Scott Lovelady
Its: Managing Member

STATE OF ALABAMA
 Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Grady Scott Lovelady whose name as Managing Member of **Montevallo Commons, LLC**, a(n) Alabama Limited Liability Company, is signed to the foregoing instrument, 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 Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of May, 2024.


 Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
 Notary Public, Alabama State At Large
 My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-6378

Grantor's Name Montevallo Commons, LLC
 Mailing Address 3347 Pelham Parkway
Pelham, AL 35124

Grantee's Name Ideal Construction Group, LLC
 Mailing Address 506 Navajo Circle
Alabaster, AL 35007

Property Address 3 & 5 Montevallo Commons
Montevallo, AL 35115

Date of Sale May 17, 2024
 Total Purchase Price \$365,000.00
 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 ☐ Appraisal
☒ Sales Contract ☐ 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 May 17, 2024

Print: Justin Smitherman

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/17/2024 02:08:17 PM
 \$119.50 CHARITY
 20240517000147440

Justin S. Smitherman

Form RT-1