

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 36051

File No.: MV-24-29691

Send Tax Notice To: Elmore, LLC

5437 Bowman Road, Suite 120-141  
Macon, GA 31210

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Thousand Dollars and No Cents (\$90,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Refuge Milledge**, a Grantor (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Elmore, LLC**, a **Georgia limited liability company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

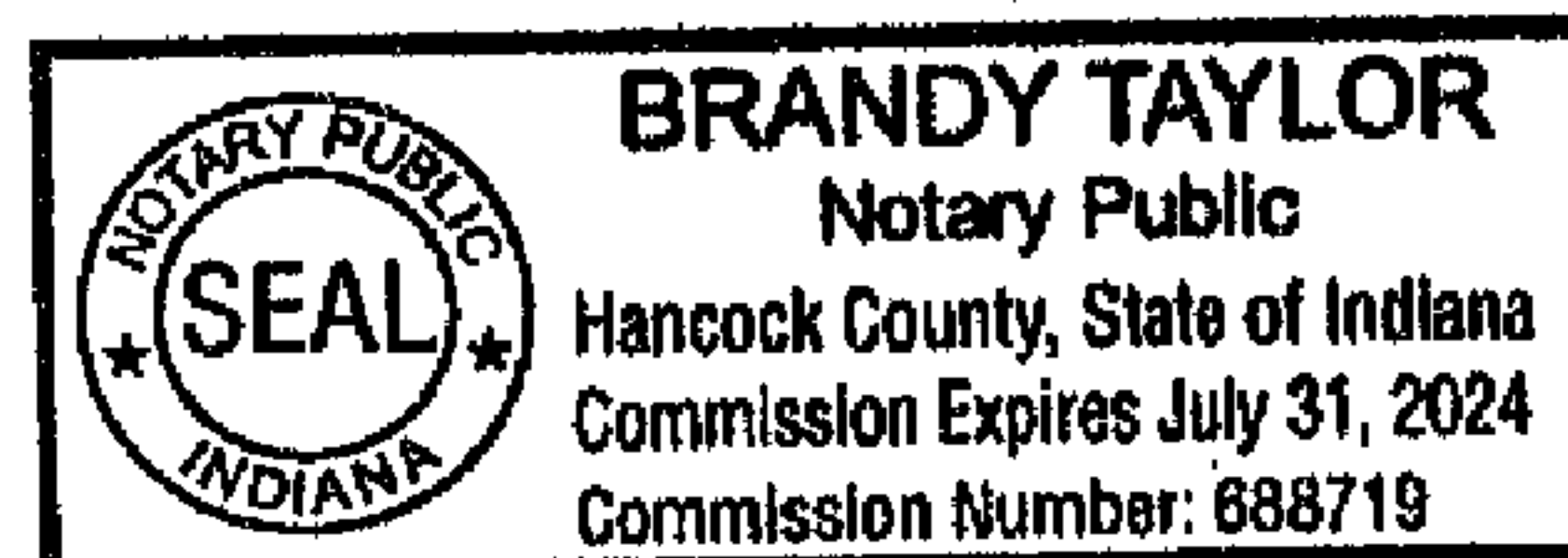
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7 day of June, 2024.

Refuge Milledge  
Refuge Milledge



State of: IN

County of Marion

I, Brandy Taylor, a Notary Public in and for the said County in said State, hereby certify that Refuge Milledge, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of June, 2024.

Brandy Taylor  
Notary Public, State of IN

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Southerly along the West line of said NE 1/4 a distance of 660.00 feet to a point; thence turn 87 degrees 31 minutes 14 seconds left and run Easterly a distance of 497.24 feet to a point; thence turn 92 degrees 09 minutes 06 seconds left and run Northerly a distance of 1,241.78 feet to a point; thence turn 161 degrees 30 minutes 14 seconds left and run Southwesterly a distance of 649.29 feet to a point; thence turn 63 degrees 27 minutes 16 seconds right and run Westerly a distance of 175.00 feet to the point of beginning.

Being a part of the NE 1/4 of NE 1/4 of Section 19, Township 22 South, Range 2 West, and a part of the SE 1/4 of the SE 1/4 of Section 18, Township 22 South, Range 2 West.

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

|                  |  |                         |  |
|------------------|--|-------------------------|--|
| Grantor's Name   | <u>Refuge Milledge</u>                                       | Grantee's Name          | <u>Elmore, LLC</u>   |
| Mailing Address  | <u>3725 Moller Road</u><br><u>Indianapolis, IN 46224</u>     | Mailing Address         | <u>5437 Bowman Road, Suite 120-141</u><br><u>Macon, GA 31210</u> |
| Property Address | <u>0 Calera Spring Creek Road</u><br><u>Calera, AL 35040</u> | Date of Sale            | <u>June 07, 2024</u>   |
|                  |  | Total Purchase Price    | <u>\$90,000.00</u>   |
|                  |  | or                      |  |
|                  |  | Actual Value            | <u></u>  |
|                  |  | or                      |  |
|                  |  | Assessor's Market Value | <u></u>  |

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)

|                             |                     |
|-----------------------------|---------------------|
| <u>  </u> Bill of Sale      | <u>  </u> Appraisal |
| <u>xx</u> Sales Contract    | <u>  </u> Other     |
| <u>  </u> 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 of 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).

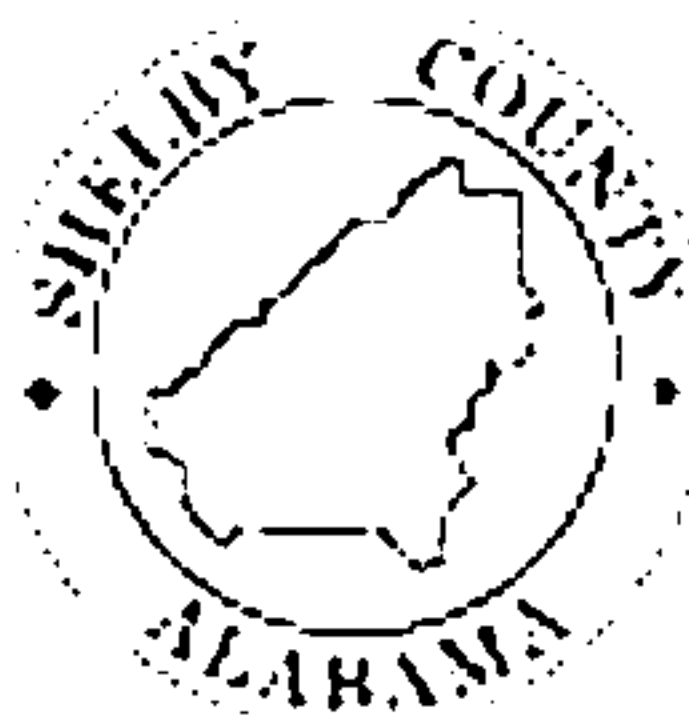
Date June 05, 2024

Print Refuge Milledge

   Unattested

Sign X Refuge Milledge  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/12/2024 11:43:37 AM  
\$118.00 BRITTANI  
20240612000174790

Form RT-1

*Allen S. Bevil*