

Send Tax Notice To: Elmore, LLC

File No.: MV-24-29693

WARRANTY DEED

} Know All Men by These Presents:

That in consideration of the sum of **Forty Three Thousand One Hundred Fifty Nine Dollars and Fifty Cents (\$43,159.50)**, 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, **Cherry Washington**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Elmore, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

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.

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.

June 24

Cherry Washington

County of South Fulton

I, Charina L. Arnold, a Notary Public in and for the said County in said State, hereby certify that Cherry Washington, 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 28 day of June, 2024.

Notary Public, State of GA

My Commission Expires: 04-23-2028

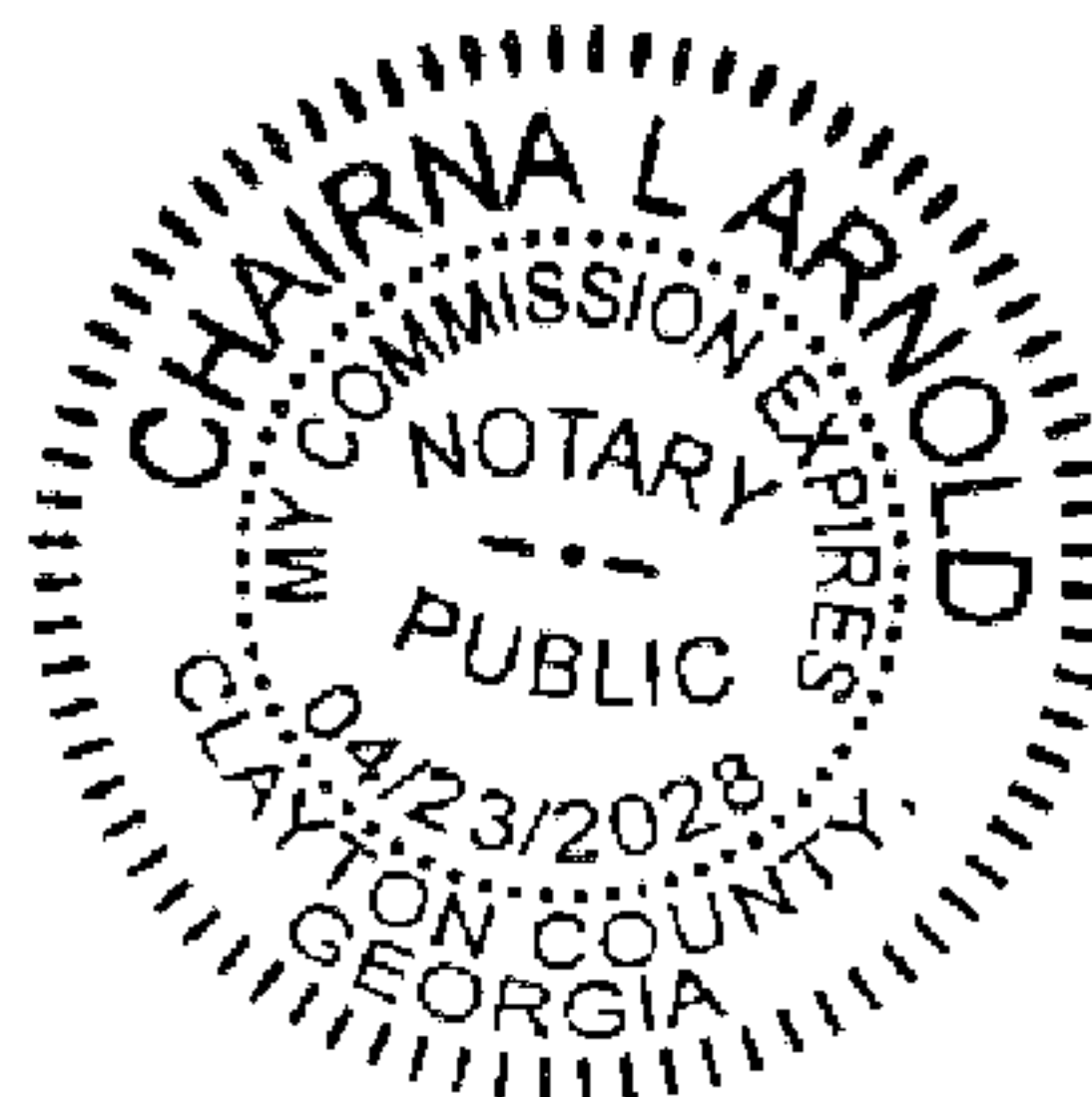


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 18, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Easterly along the South line of the said SE 1/4 of the SE 1/4 a distance of 175.00 feet to the point of beginning of the property being described; thence turn 63 degrees 27 minutes 16 seconds left and run Northeasterly a distance of 649.29 feet to a point; thence turn 18 degrees 29 minutes 46 seconds left and run Northerly a distance of 90.00 feet to a point on the Westerly margin of Shelby County Highway No. 16; thence turn 32 degrees 32 minutes 43 seconds left and run Northwesterly along said margin of said highway a distance of 92.38 feet to a point; thence turn 102 degrees 03 minutes 43 seconds left and run Southwesterly a distance of 354.60 feet to a point; thence turn 55 degrees 35 minutes 29 seconds left and run Southerly a distance of 543.19 feet to the point of beginning.

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>Cherry Washington</u>	Grantee's Name	<u>Elmore, LLC</u>
Mailing Address	<u>431 Park Ridge Circle</u> <u>Riverdale, GA 30274</u>	Mailing Address	<u>5437 Bowman Rd Suite 120-141</u> <u>Macon, GA 31210</u>
Property Address	<u>0 Calera Spring Creek Road</u> <u>Calera, AL 35040</u>	Date of Sale	<u></u>
		Total Purchase Price	<u>\$43,159.50</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>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></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 26, 2024

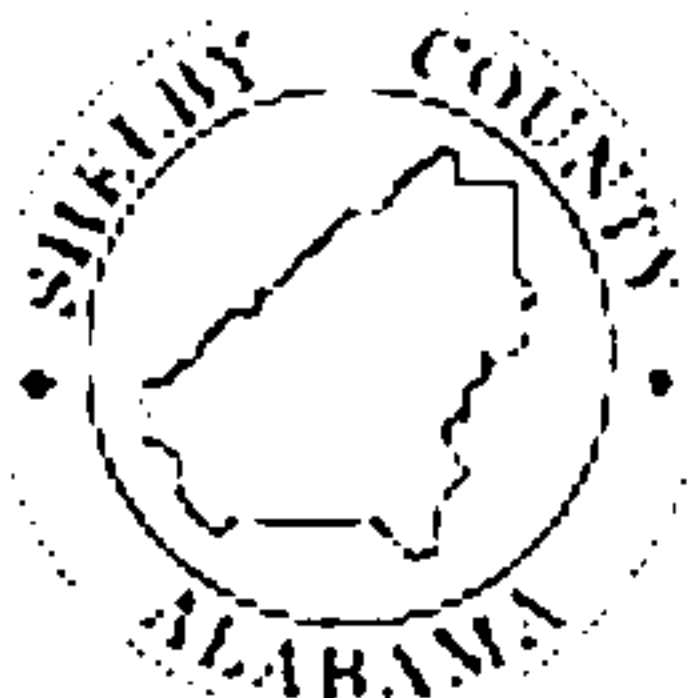
Print Cherry Washington

Unattested

Sign *Cherry Washington*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2024 11:36:11 AM
\$71.50 BRITTANI
20240805000242390

Form RT-1

Allen S. Beyle