

This Instrument was Prepared by:

Send Tax Notice To: Antonio Bell

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-24-29593-A

### CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Nine Thousand Four Hundred Ninety Two Dollars and Twenty Two Cents (\$89,492.22)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Elmore, 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 **Antonio Bell**, (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

**\$134,063.05** \$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 said Grantor does for itself, its successors and assigns, covenant with 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 7/31 day of 2024.

ELMORE, LLC

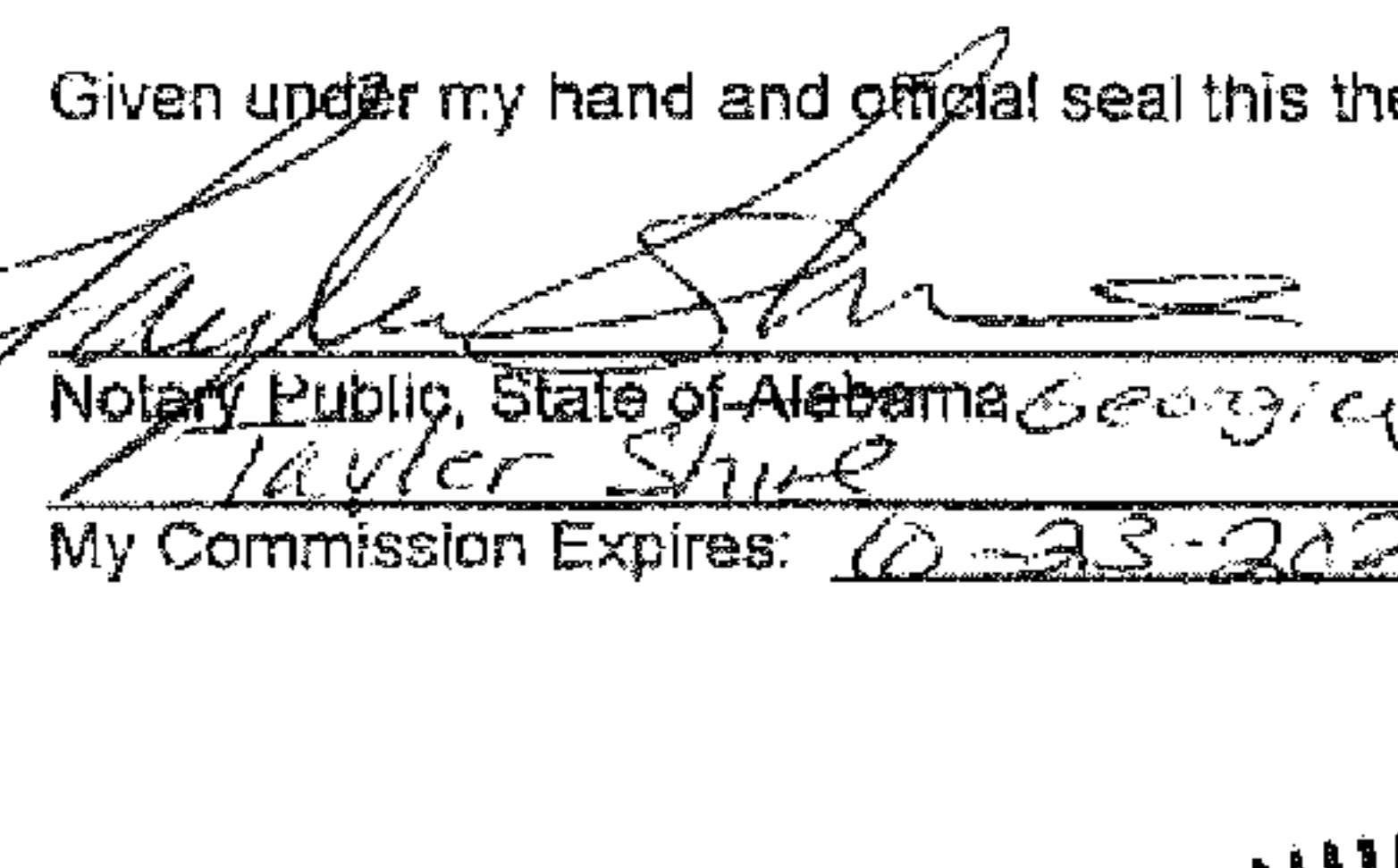
  
Prachi Elmore  
Managing Member

State of ~~Alabama~~ Georgia

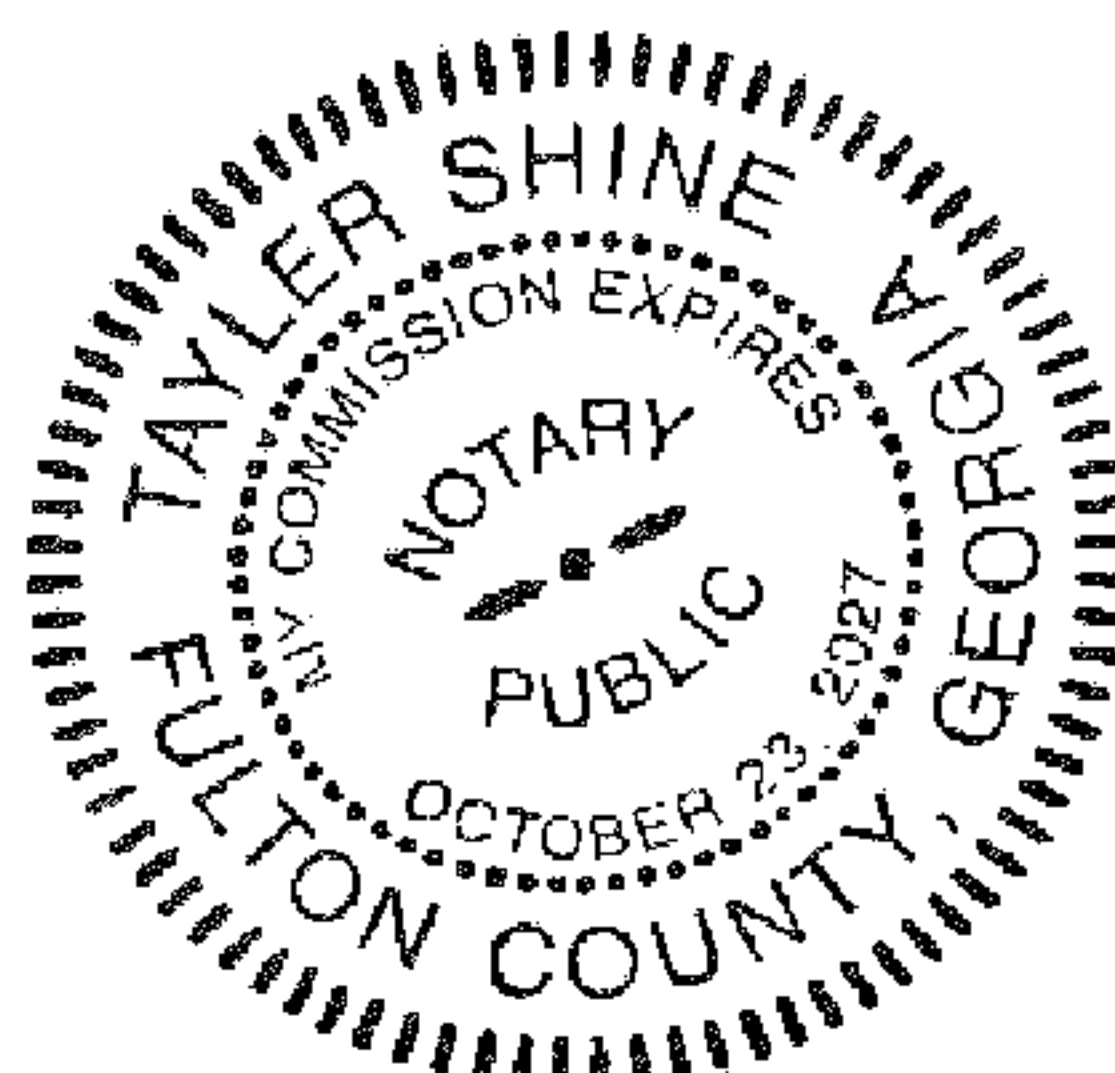
County of ~~Shelby~~ Fulton

I, Taylor Shine, a Notary Public in and for said County in said State, hereby certify that Prachi Elmore as Managing Member of Elmore, LLC and Clayton Homes Canton AL is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 1 day of August, 2024

  
Notary Public, State of ~~Alabama~~ Georgia

Taylor Shine  
My Commission Expires: 10-23-2027



**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>Elmore LLC</u>	Grantee's Name <u>Antonio Bell</u>
Mailing Address <u>5437 Bowman Rd</u>	Mailing Address <u>3191 Hwy 16</u>
<u>Macon GA 31210</u>	<u>Calera AL 35040</u>
Property Address <u>3191 Highway 16</u>	Date of Sale <u>July 31, 2024</u>
<u>Calera, AL 35040</u>	Total Purchase Price <u>\$89,492.22</u>
	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)

<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 July 29, 2024

   Unattested

(verified by)

Print Elmore LLC Mike J. Atchison

Sign Mike J. Atchison

(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 11:36:12 AM  
\$29.00 BRITTANI  
20240805000242400

Form RT-1

*Allen S. Bayl*