

20241125000365020
11/25/2024 12:02:00 PM
DEEDS 1/4

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2024-10-6900
Documentary Evidence: Sales Contract

Send Tax Notice To:

Limetdr, LLC
3112 Hwy 109
Wilsonville, AL 35186

(Grantees' Mailing Address)

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and no/100 dollars (\$10.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Bolivar Creek LLC, an Alabama limited liability company** (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Limetdr, LLC, an Alabama limited liability company**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A"

Address of Property: Lime Creek Way, Chelsea, AL 35043

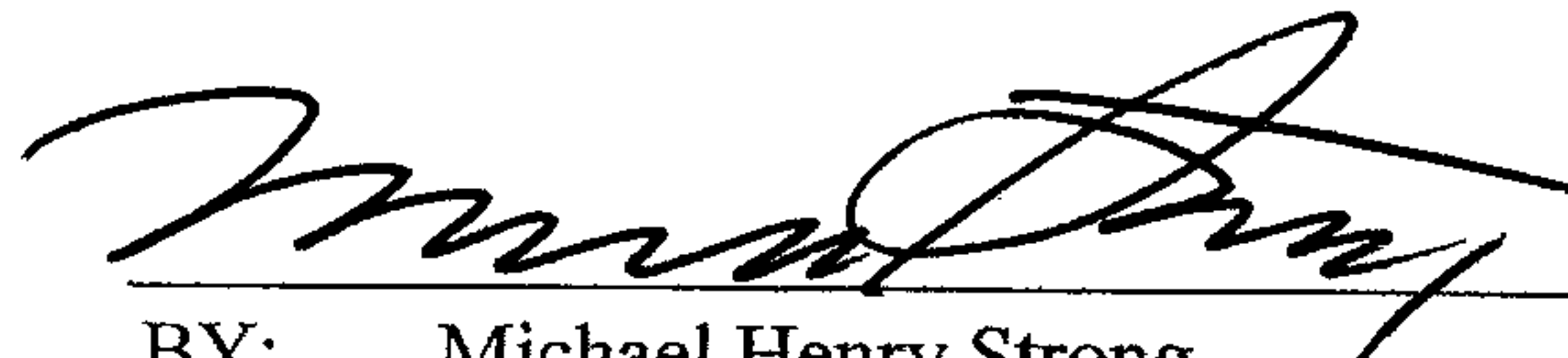
\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal, to be effective the 15th day of November, 2024.

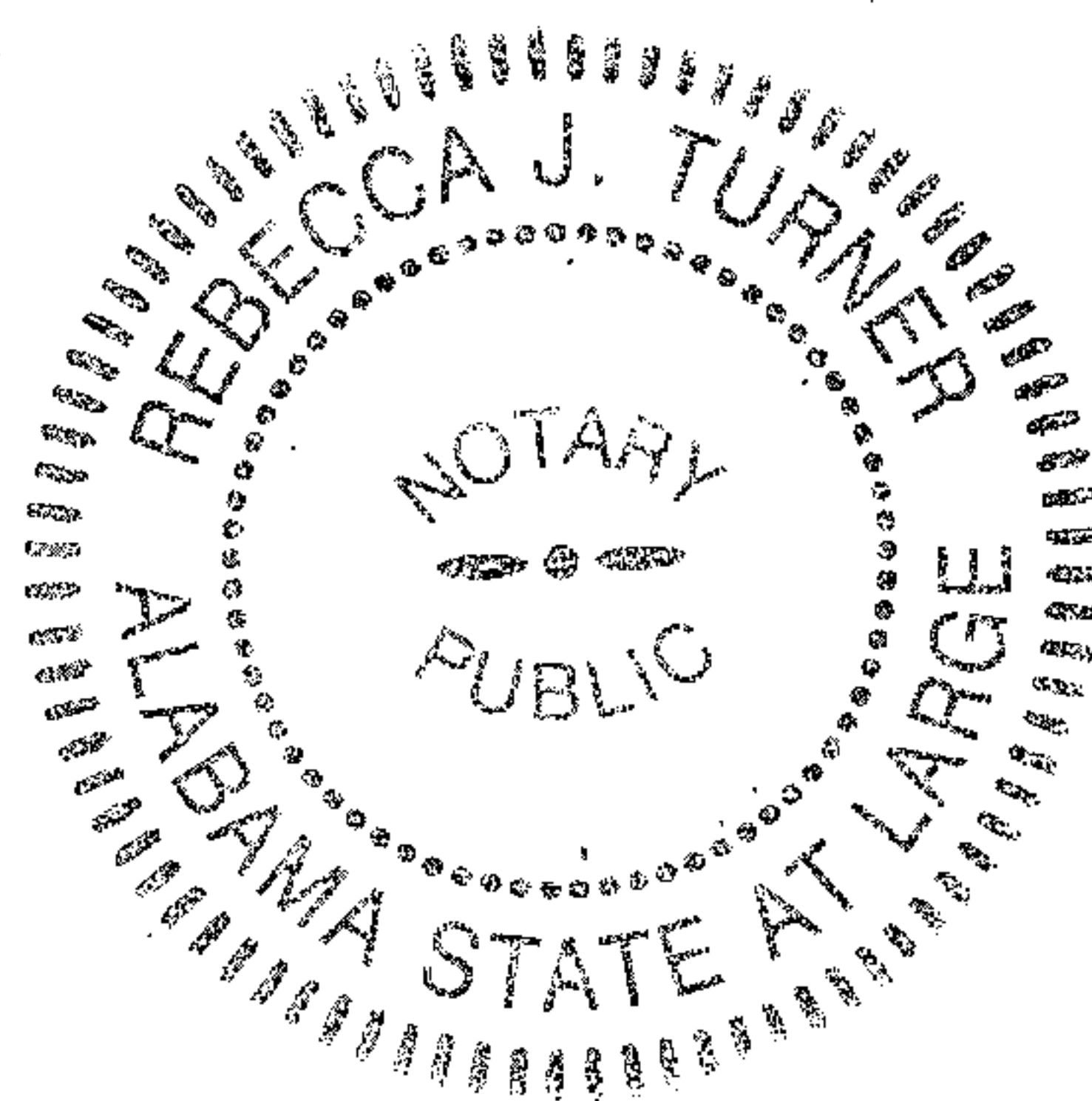
Bolivar Creek LLC

 (Seal)
BY: Michael Henry Strong
ITS: Managing Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael Henry Strong**, whose name is signed as **Managing Member of Bolivar Creek, LLC**, to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he as such officer and with full authority, as Managing Member, executed the same voluntarily for and as the act of said company on the date the same bears date.

Given under my hand and official seal, this 15th day of November, 2024.



Grantors' Mailing Address:

1830 Shades Crest Road
Birmingham, AL 35216



Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2026

EXHIBIT "A"

Parcel 1:

The NE 1/4 of the SW 1/4, the West 1/2 of the NW 1/4 of the SE 1/4, and the SW 1/4 of the SE 1/4 lying southwest of Bolivar Creek, all being located in Section 17, Township 20 South, Range 1 West, Shelby County, Alabama, LESS AND EXCEPT the following parcels, to-wit:

Less and Except Lot 425A, according to the map or plat of Resurvey of Lots 425, 426, & 427 Lime Creek at Chelsea Preserve Phase 4, as recorded in Map Book 56, page 72, in the Probate Office of Shelby County, Alabama.

Also, Less and Except Lots 413, 413B, 413C, 414, 414B, 414C and 416, according to the map or plat of Lime Creek Phase 4 At Chelsea Preserve as recorded in Map Book 37, page 97, in the Probate Office of Shelby County, Alabama.

Also, LESS and Except that parcel more particularly described as follows: Commence at the SW Corner of the SE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 87 deg. 40 min. 29 sec. East along the South line of said 1/4-1/4 section a distance of 921.56 feet to the centerline of Bolivar Creek and the Point of Beginning; thence continue North 87 deg. 40 min. 29 sec. East a distance of 440.43 feet; thence South 76 deg. 53 min. 58 sec. East a distance of 210.13 feet; thence South 33 deg. 21 min. 41 sec. West a distance of 211.20 feet; thence South 42 deg. 02 min. 42 sec. East a distance of 182.04 feet; thence South 46 deg. 43 min. 04 sec. West a distance of 79.00 feet to the centerline of Bolivar Creek; thence northwesterly along said centerline a distance of 832 feet more or less to the Point of Beginning. Being that parcel conveyed known as Parcel 2 as Exhibit A in the deed from Bolivar Creek LLC to Chelsea One, LLC dated July 29, 2018 and recorded as Inst. #20200318000107790, in the Probate Office of Shelby County, Alabama.

Parcel 2:

Begin at the SW corner of the SE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 87 deg. 40 min. 29 sec. East a distance of 921.56 feet to the centerline of Bolivar Creek; thence northwesterly along said centerline a distance of 1,436 feet to the West line of said 1/4-1/4 section; thence South 00 deg. 08 min. 41 sec. East a distance of 214.70 feet to the Point of Beginning. Being that property conveyed to Bolivar Creek, LLC by Chelsea One, LLC in that deed dated July 26, 2018, and recorded as Inst. # 20200318000107800, in the Probate Office of Shelby County, Alabama.

Parcel 3:

Lot 425A, according to the map or plat of Resurvey of Lots 425, 426, & 427 Lime Creek at Chelsea Preserve Phase 4, as recorded in Map Book 56, page 72, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Bolivar Creek LLC
 Mailing Address 1830 Shades Crest Road
 Birmingham, AL 35216

Grantee's Name Limetdr, LLC
 Mailing Address 3112 Hwy 109
 Wilsonville, AL 35186

Property Address Lime Creek Way
 Chelsea, AL 35043

Date of Sale November 15, 2024
 Total Purchase Price \$1,780,000.00
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 11/15/24

☐ Unattested

Print Bolivar Creek LLC

Sign *Rubena J. Turner*
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/25/2024 12:02:00 PM
 \$1811.00 JOANN
 20241125000365020

Allen S. Boyd