

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
Greystone Title, LLC
P.O. Box 382753
Birmingham, AL 35238

STATE OF ALABAMA)
)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

That in consideration of FIFTY-SIX THOUSAND AND NO/100 DOLLARS (\$56,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **CENTRAL STATE BANK**, an Alabama banking corporation (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto CAHABA BUILDING GROUP, LLC, an Alabama limited liability company (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7 according to the survey of Chelsea Square, a residential subdivision, as recorded in Map Book 33, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

**\$56,000 of the purchase price of the above described property was financed with the proceeds of money purchase loan closed simultaneously.*

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, Code of Alabama.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto CAHABA BUILDING GROUP, LLC, an Alabama limited liability company, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall pass to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, CENTRAL STATE BANK has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 16th day of December, 2024.

CENTRAL STATE BANK

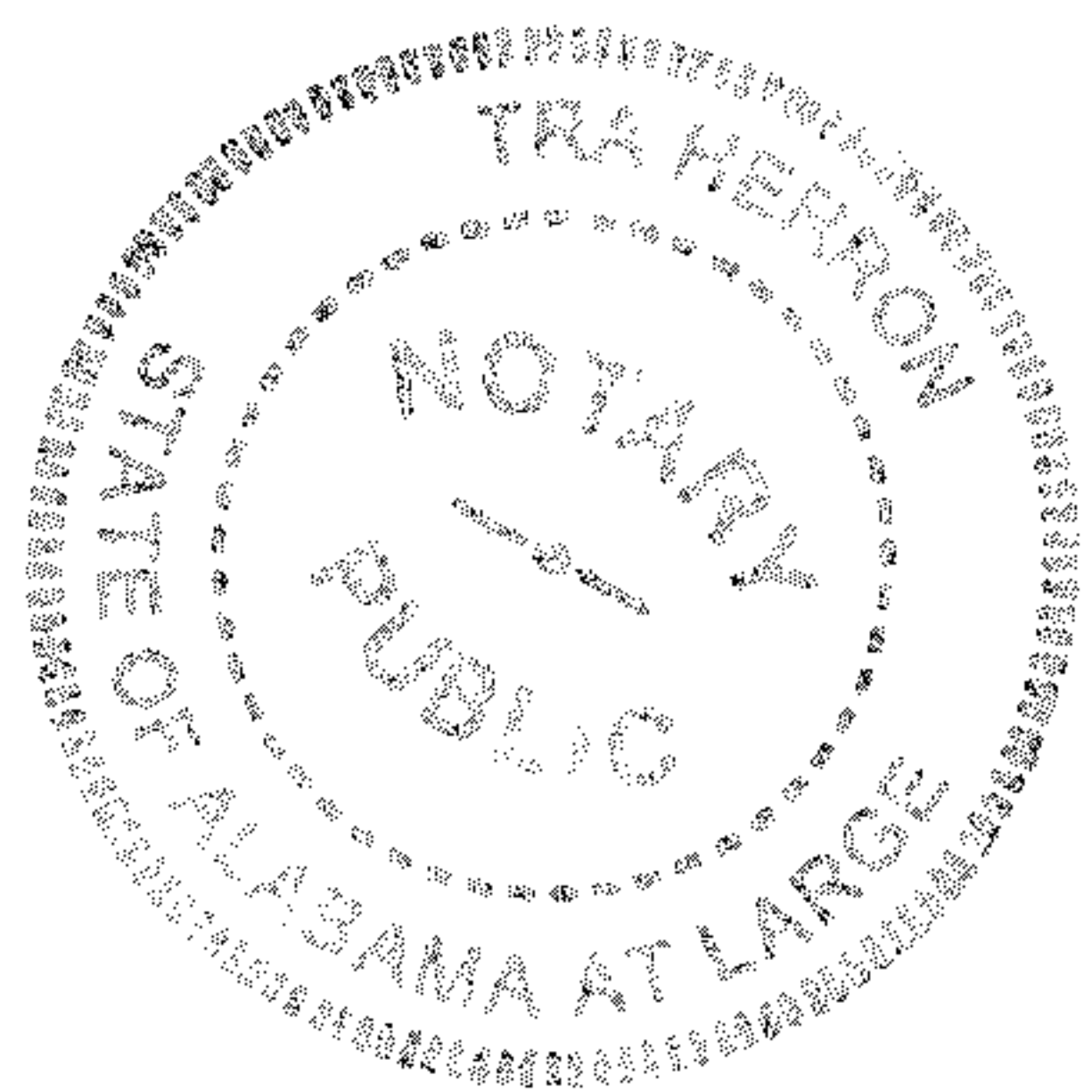
By: [Signature]

ITS: SVP

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David G. Comer, whose name as SVP of **CENTRAL STATE BANK**, an Alabama banking corporation, 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 said instrument, he, as such officer, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 16th day of December, 2024.



[Signature]
Notary Public

MY COMMISSION EXPIRES MARCH 7, 2028

My Commission Expires: _____

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

Grantor's Name Central State Bank
 Mailing Address 194 Narrows Drive, Suite 103
Birmingham, AL 35242

Grantee's Name Cahaba Building Group, LLC
 Mailing Address 725 2nd Street
Helena, AL 35080

Property Address 130 Cottage Lane
Westover, AL 35147

Date of Sale 12/16/2024
 Total Purchase Price \$ 56,000.00
 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
☒ 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 12/16/2024

Unattested

Print Jennifer Choi
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/30/2024 03:31:02 PM
 \$29.00 CHARITY
 20241230000396730

Allen S. Boyd

Form RT-1