

This Instrument was Prepared by:

Send Tax Notice To: David Roy Marshall

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-25-30296

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seven Hundred Twenty Five Thousand Dollars and No Cents (\$725,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Bosque El Cobre, an Alabama Limited Liability Company**, (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 **David Roy Marshall**, (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

\$616,250.00 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 Members, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of January, 2025.

BOSQUE EL COBRE, AN ALABAMA LIMITED
LIABILITY COMPANY

Cait M Kushner
Cait M Kushner
Managing Member

State of New York
County of New York

I, EDWARD SOPHER, a Notary Public in and for said County in said State, hereby certify that Cait M. Kushner as Managing Member of Bosque El Cobre, an Alabama Limited Liability Company 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 27 day of January, 2025

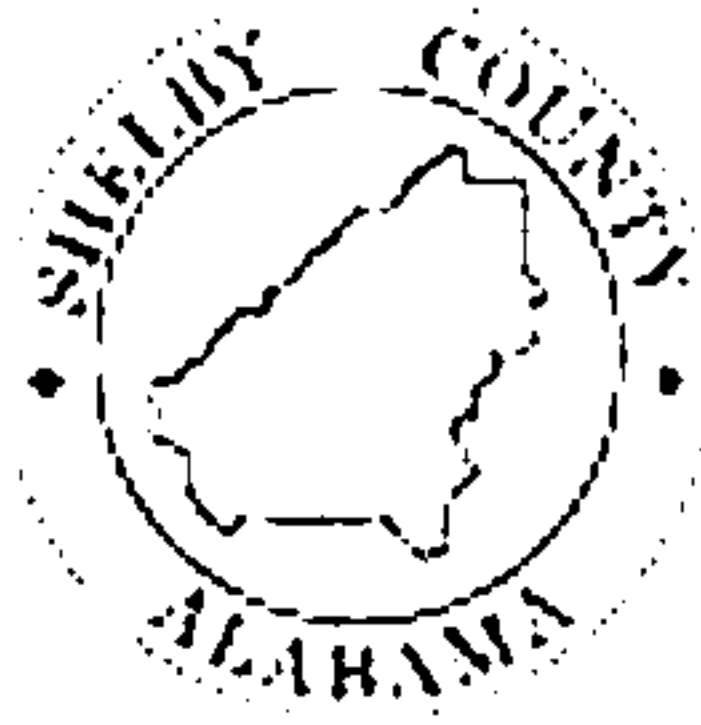
Notary Public, State of _____

My Commission Expires: _____

EDWARD D. SOPHER
NOTARY PUBLIC, State of New York
No. 02SO6024168
Qualified in New York County
Commission Expires October 4, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

The NW 1/4 of Section 5, Township 18 South, Range 2 East, less and except that part of the NE 1/4 of NW 1/4 of said Section 5 which lies North and East of a farm road, said farm road being the same farm road designated in that certain deed heretofore executed by Emily E. White, et als, to T.F. Davis and wife, Juanita Davis, in October 2, 1963, and recorded in Deed Book 227, Page 501, Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2025 10:20:37 AM
\$753.00 PAYGE
20250203000032140

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Bosque El Cobre, an Alabama Limited Liability Company	Grantee's Name	David Roy Marshall
Mailing Address	<u>217 Creek Road</u> <u>Frenchtown NJ</u> <u>08825</u>	Mailing Address	<u>120 Overbrook Rd</u> <u>MT Brook AL 35213</u>
Property Address	Vacant	Date of Sale	January 31, 2025
		Total Purchase Price	\$725,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 January 24, 2025

Print Bosque El Cobre, an Alabama Limited Liability Company

Unattested

Sign *Allen S. Bayl*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1