

Send tax notice to:

AAB, LLC
1300 WOODMERE CREEK TRL
BIRMINGHAM, AL. 35226

This instrument prepared by:

Meredith R. Logan, Attorney
450 Tarrant Road, Suite 112
Gardendale, AL 35071

THE PREPARATION OF THIS DOCUMENT DOES NOT CONSTITUTE
AND EXAMINATION OF TITLE AS TO THE PROPERTY DESCRIBED HEREIN.
Legal description provided by Grantor.

**STATE OF ALABAMA
COUNTY OF SHELBY**

FMV: \$45,740

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and 00/100 (\$10.00) in hand paid to the undersigned, **AIMEE NICHOLS**, a married woman, (hereinafter referred to as "Grantor"), by **AAB, LLC** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, ALABAMA, to-wit:

LOTS 1 & 2 OF SILVER MEADOW SUBDIVISION LOCATED AT NW ¼, NE 1/4 SECTION 26, TOWNSHIP 21 SOUTH, RANGE 3 WEST, RECORDED IN MAP BOOK 60, PAGE 100 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2025 AND THEREAFTER.

EASEMENTS, BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINERAL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, IF ANY.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF HER SPOUSE.

The Grantor does for his/ her heirs and assigns, covenant with Grantees, their assigns, administrators and successors, that he/she is lawfully seized in fee simple

of said premises; that he/she is free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators and assigns shall warrant and defend the same to Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantees, its assigns, administrators and successors forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 6 day February, 2025.

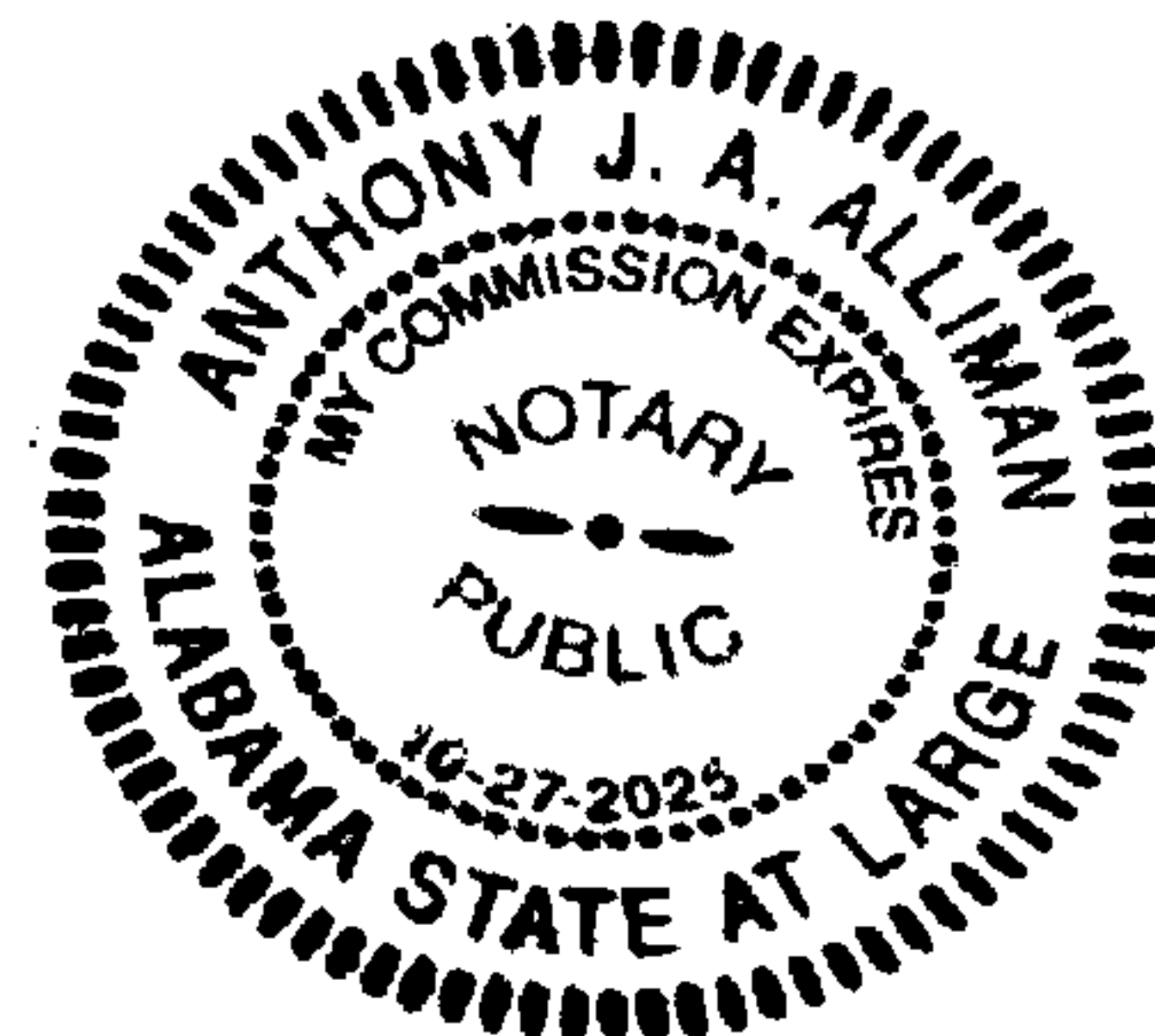

AIMEE NICHOLS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that AIMEE NICHOLS, whose name(s) is/are 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 conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day February, 2025.


Notary Public
My Commission Expires: 10/27/2025



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

Grantor's Name: Aimee Nichols
2900 Montevallo Park Rd
Irondale, AL 35210

Grantee's Name: AAB, LLC
Property Address: 1300 Woodmere Creek Trl
Birmingham, AL 35226

Property Address: 7190 Hwy 119
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price _____
Or
Actual Value _____
Or
Assessor's Market Value **\$45,740**

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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ 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 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 2-6-25

PRINT MEREDITH R. LOGAN, ATTORNEY AT LAW

UNATTESTED

SIGN: Meredith R. Logan

(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
02/10/2025 08:09:03 AM
\$74.00 BRITTANI
20250210000038640

Form RT-1

Alle S. Byrd