

SEND TAX NOTICE TO:
3008, LLC
3008 Pump House Road
Birmingham, Alabama 35243

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Five Thousand dollars & no cents (\$55,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **James Ted Salters and Susan Salters, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **3008, LLC** (herein referred to as grantee, whether one or more), reserving unto Mary Lynn Campisi and Mark A. McGarvey, a life estate in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 8, 9 and 10, according to the survey of Paradise Estates, Sector II, as recorded in Map Book 13, Page 124, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 13, Page 124.

Restrictions Covenants for Paradise Estates, Sector One Recorded on 07/10/1989 in Book 245, Page 696 and Book 257, Page 769.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Instrument # 1996-12988.

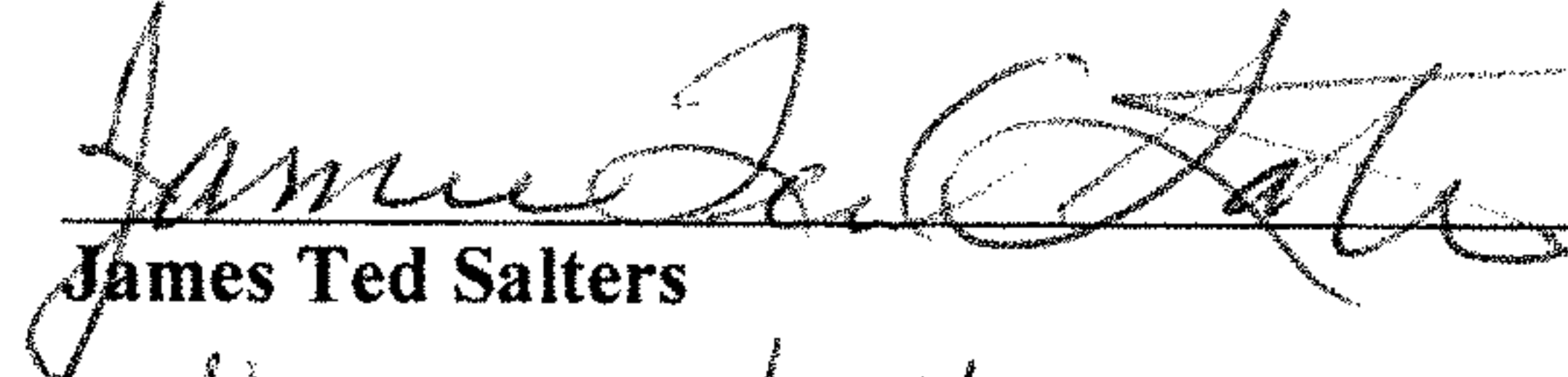
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.


WARRANTY DEED

CBT File #2501106

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **March 18, 2025**.

 (Seal)
James Ted Salters

 (Seal)
Susan Salters

STATE OF ALABAMA

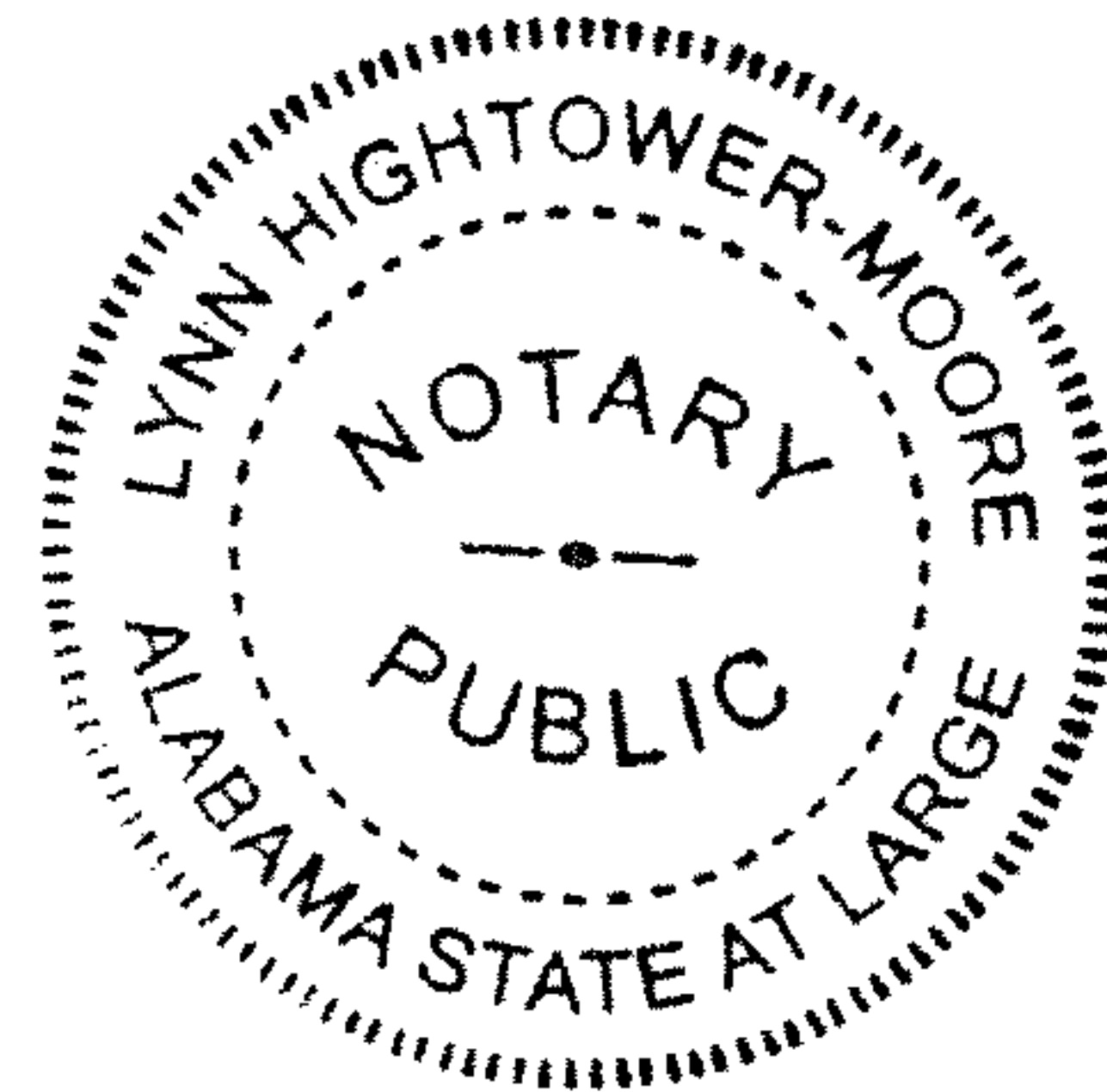
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Ted Salters and Susan Salters, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 18th day of March, 2025


Notary Public.
(Seal)

My Commission Expires: 12-22-25



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/19/2025 08:00:44 AM
 \$84.00 BRITTANI
 20250319000080770



Brittani

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name James Ted Salters and Susan Salters Grantee's Name 3008, LLC, Mary Lynn Campisi and Mark A McGarvey

Mailing Address 1900 Salem Road
 Gordo, Alabama 35466
 Property Address Lots 8 9 10 of Paradise Point
 Columbiana, Alabama 35051

Mailing Address 3008 Pump House Road
 Birmingham, Alabama 35243
 Date of Sale 03/18/2025

Total Purchase Price \$55,000.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 3-18-2025

Print 3008, LLC

Unattested

(verified by)

Sign

Mark A. McGarvey
 (Grantor/Grantee/Owner/Agent) circle one