20250328000093520 03/28/2025 12:52:57 PM DEEDS 1/3

Send Tax Notice to:
Bruno Arana
190 3rd Street
Helena, AL 35080

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080

STATE OF ALABAMA SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$365,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Cahaba Building Group, LLC, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Bruno Arana (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A part of Lots A and B in Block 16, according to Joseph Squire's Map of the Town of Helena, as shown by Plat recorded in the Probate Office of Shelby County, Alabama in Map Book 3, Page 121, more particularly described as follows: Commence at the Northwest corner of said Lot A and run thence Southerly along the East margin of Third Street, to the Southwest corner of Lot B; thence Easterly along the South boundary of said Lot B, 100 feet; thence Northerly and perpendicular to the South boundary of said Lot B, 100 feet to the North boundary of Lot A; thence Westerly along the North boundary of Lot A, 106 feet, more or less, to the point of beginning; being situated in the Southwest quarter of Southwest quarter, Section 15, Township 20, Range 3 West.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens

and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 28th day of March, 2025./

Cahaba Building Group, LLC

By: Michael A. Trussell Its: Managing Member

STATE OF ALABAMA
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael A. Trussell whose name as Managing Member of **Cahaba Building Group**, **LLC**, a(n) Alabama Limited Liability Company, 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 the instrument, he/she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of March,

Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS

Notary Public, Alabama State at Large My Commission Expires July 13, 2025

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 File#: E-7689 Bruno Arana Grantee's Name Cahaba Building Group, LLC Grantor's Name 190 3rd Street Mailing Address 725 2nd Street Mailing Address Helena, AL 35080 Helena, AL 35080 March 28, 20<u>25</u> Date of Sale 190 3rd Street Property Address Total Purchase Price \$365,000.00 Helena, AL 35080 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) Appraisal Bill of Sale X 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 March 28, 2025

Unattested

Sign

(verified by)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

Print: Justin Smitherman

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1

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**\$35.00 JOANN** 

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