

20210820000408240
08/20/2021 01:05:35 PM
DEEDS 1/4

Commitment Number: 210376160
Seller's Loan Number: 3072878

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
138272002051000

SPECIAL/LIMITED WARRANTY DEED

HERITAGE OAK PROPERTIES, LLC, whose mailing address is **2000 HUNTLEY PKWY, PELHAM, AL 35124**, hereinafter grantor, for \$172,000.00 (One Hundred Seventy Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **BRADLEY EDWARD NOLAN JR**, unmarried, hereinafter grantee, whose tax mailing address is **3384 BIRCH RD, FREDERICK, CO 80504**, the following real property:

Lot 51, according to the Survey of Braelinn Village, Phase 1 as recorded in Map Book 11, Page 100 in the Office of the Judge of Probate of Shelby County, Alabama. Commonly known as: 2800 Saint Patrick Pl N, Helena, AL 35080 Tax ID: 13-8-27-2-002-051.000

Property Address is: 2800 Saint Patrick Pl N, Helena, AL 35080

Being the same property transferred from Joel S. Thomas and Tiffany A. Thomas to HERITAGE OAK PROPERTIES, LLC by General Warranty Deed recorded on 4/27/2020 as Instrument No. 20200427000163220.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on August 17, 2021:

HERITAGE OAK PROPERTIES, LLC

By: [Signature]

Name: Brady Wilson

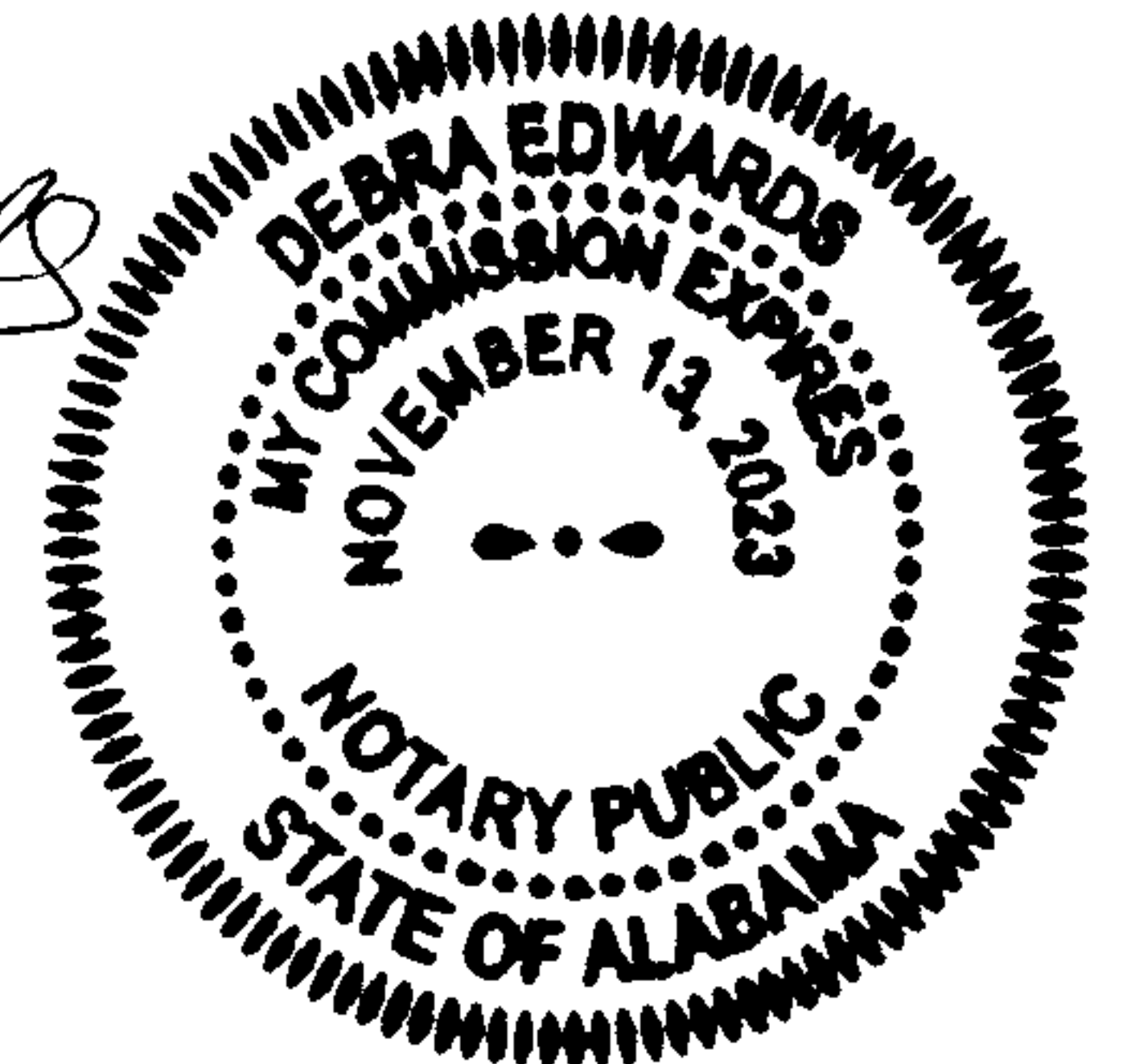
Its: President

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Brady Wilson its President, on behalf of the Grantor **HERITAGE OAK PROPERTIES, LLC** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as President and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 17th day of August, 2021

[Signature]
Notary Public



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

Grantor's Name HERITAGE OAK PROPERTIES I
 Mailing Address 2000 HUNTLEY PKWY
PELHAM, AL 35124

Grantee's Name BRADLEY EDWARD NOLAN JR
 Mailing Address 3384 BIRCH RD
FREDERICK, CO 80504

Property Address 2800 SAINT PATRICK PL N
HELENA, AL 35080

Date of Sale 08/20/2021

Total Purchase Price \$ 172000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/20/2021 01:05:35 PM
 \$65.50 JOANN
 20210820000408240

or
 Actual Value \$

or
 Assessor's Market Value \$

Allen S. Boyd

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 8/20/2021

Print Michael J. Webb

Unattested

Paula Glass
 (verified by)

Sign

Michael J. Webb

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1