

SEND TAX NOTICE TO:
Brandon Dakota Flemings aka Brandon D.
Flemings by Stephany Flemings, Attorney in
Fact and Stephany Leigh Flemings
164 Grande Club Drive
Siluria, Alabama 35144

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

20221104000413960
11/04/2022 08:19:22 AM
DEEDS 1/3

**Limited Liability Company Warranty Deed
Joint Tenancy with Right of Survivorship**

**STATE OF ALABAMA
COUNTY OF Shelby**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Seventy Thousand dollars & no cents (\$270,000.)** to the undersigned grantor, **Synergy Investing, LLC**, A Limited Liability Company, in hand paid by **Brandon Dakota Flemings aka Brandon D. Flemings by Stephany Flemings, Attorney in Fact and Stephany Leigh Flemings** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) for and during joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, towit:

LOT 18, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 3RD ADDITION, AS RECORDED IN MAP BOOK 20, PAGE 111, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$ \$276,210. of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:
Taxes for the year 2022 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 20, Page 111.

TO HAVE AND TO HOLD To the said Grantee(s) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this **October 31, 2022**.

Synergy Investing, LLC

By: Jeffrey Johnson
Member

[Handwritten Signature] Seal

[Handwritten Signature]
STATE OF ~~Alabama~~ *Alabama*
COUNTY OF ~~Jefferson~~ *Colli (781)*

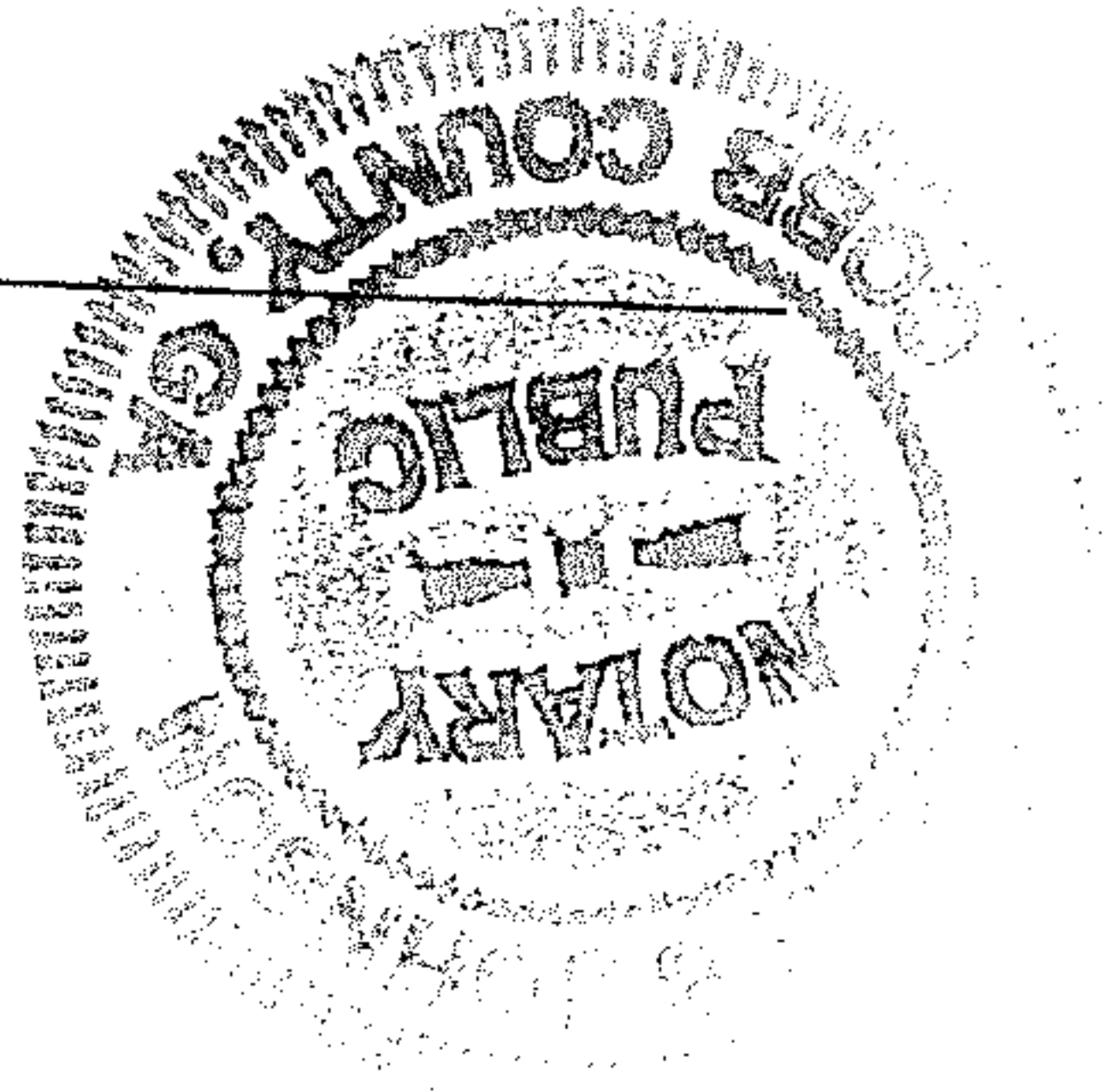
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jeffrey Johnson** whose name as Member, of **Synergy Investing, LLC**, a Limited Liability Company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 31st day of 10o0t0, 2022.

[Handwritten Signature]
Notary Public.

(Seal)

My Commission Expires: 5/11/2025



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 Synergy Investing, LLC
Mailing Address 3380 Trickum Rd Bld 1300 Ste. 100
Woodstock, Georgia 30188
Property Address 164 Grande Club Drive,
Alabaster, Alabama 35144

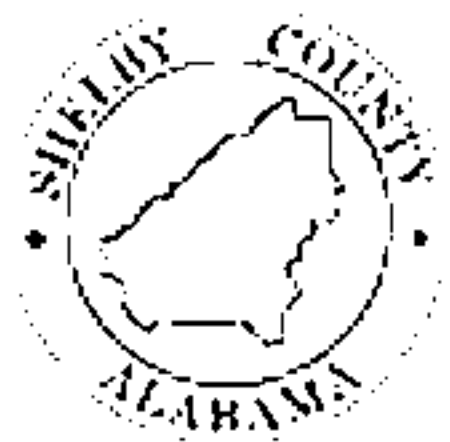
Grantee's Name Brandon Dakota Flemings aka Brandon D. Flemings by Stephany Flemings, Attorney in Fact and Stephany Leigh Flemings
Mailing Address 164 Grande Club Drive
Siluria, Alabama 35144

Date of Sale 10/31/2022

Total Purchase Price \$270,000.00

or
Actual Value _____

or
Assessor's Market Value _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2022 08:19:22 AM
\$29.00 PAYGE
20221104000413960

Ann S. Byrd

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
X 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 responsibility 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 10/31/22
Flemings by Stephany Flemings, Attorney in Fact

Print Brandon Dakota Flemings aka Brandon D. Brandon Dakota Flemings aka Brandon D. Flemings by Stephany Leigh Flemings, attorney in fact
Sign _____
(Grantor/Grantee/Owner/Agent) circle one

_____ Unattested

FL

(verified by)