



20230503000130240 1/4 \$60.00
Shelby Cnty Judge of Probate, AL
05/03/2023 08:40:29 AM FILED/CERT

This instrument was prepared by:

Send Tax Notices to:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, AL 35205

Unreachable Homes LLC
3306 Hogan Street
Fultondale, AL 35068

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED EIGHTY EIGHT THOUSAND AND NO/100 DOLLARS (\$388,000.00) to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, JERRY W. FLOWERS, SR. AND BETTY JO FLOWERS, HUSBAND AND WIFE, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto UNREACHABLE HOMES LLC, an Alabama limited liability company, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 6, ACCORDING TO THE SURVEY OF FINAL PLAT OF SUBDIVISION NORTH LAKE AT GREYSTONE, PHASE 3, AS RECORDED IN MAP BOOK 23, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Ad valorem taxes for the current tax year, 2023.
2. Easements, restrictions, reservations, and conditions of record.

Property Address: 425 North Lake Road, Birmingham, AL 35242

\$360,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

JERRY FLOWERS AND JERRY W. FLOWERS, SR. ARE ONE AND THE SAME PERSON:

TO HAVE AND TO HOLD to the said grantee(s), his, her, their or its, heirs, successors and assigns forever.

Shelby County, AL 05/03/2023
State of Alabama
Deed Tax: \$28.00



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And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee(s), his, her, their, it's heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee(s), his, her, their, or it's heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) have hereunto set my (our) hand(s) and seal(s) this 2nd day of MAY, 2023.

Jerry W. Flowers, Sr.
By Shan Lefl Jones
His Attorney in fact (SEAL)
JERRY W. FLOWERS, SR.

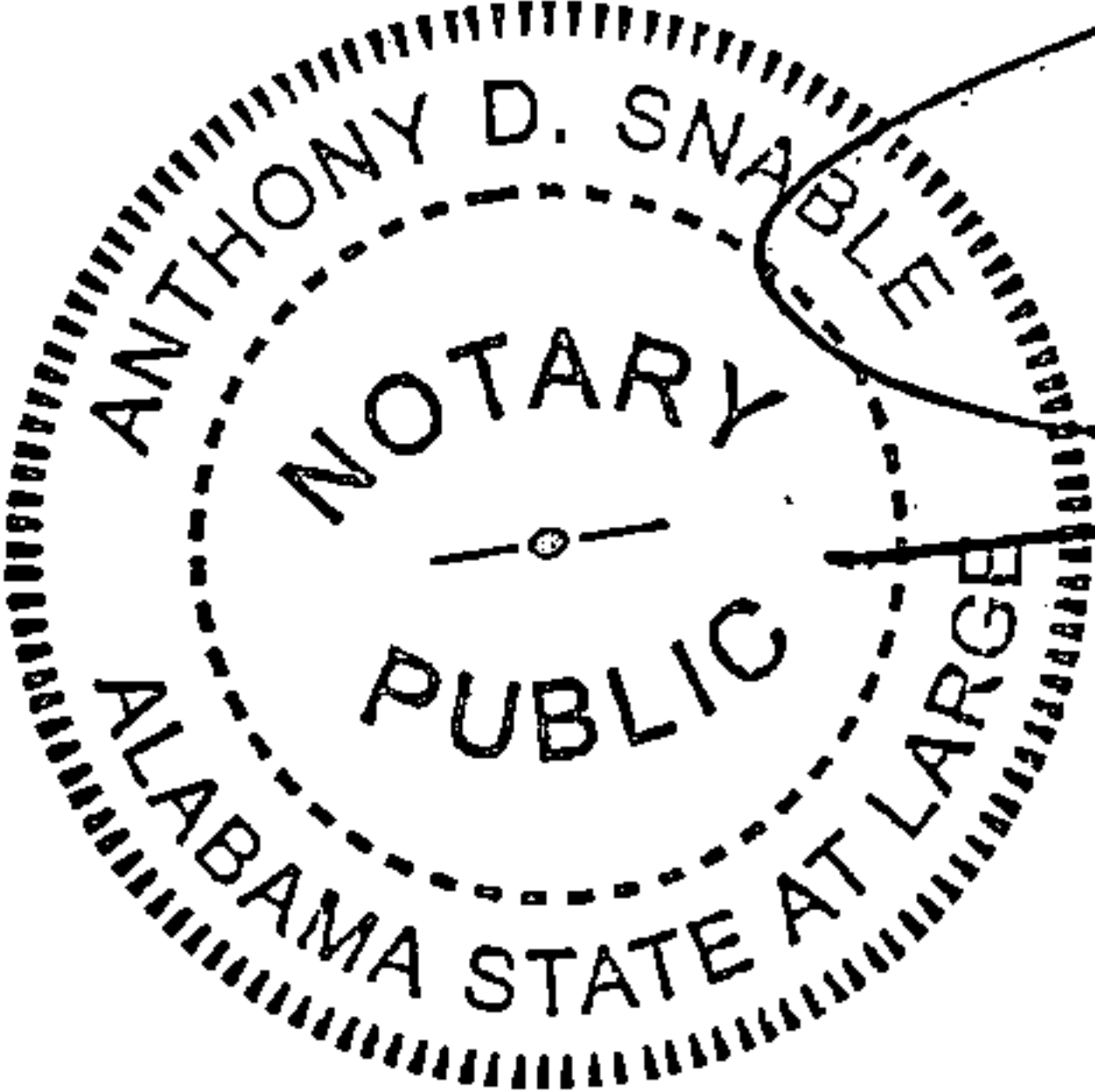
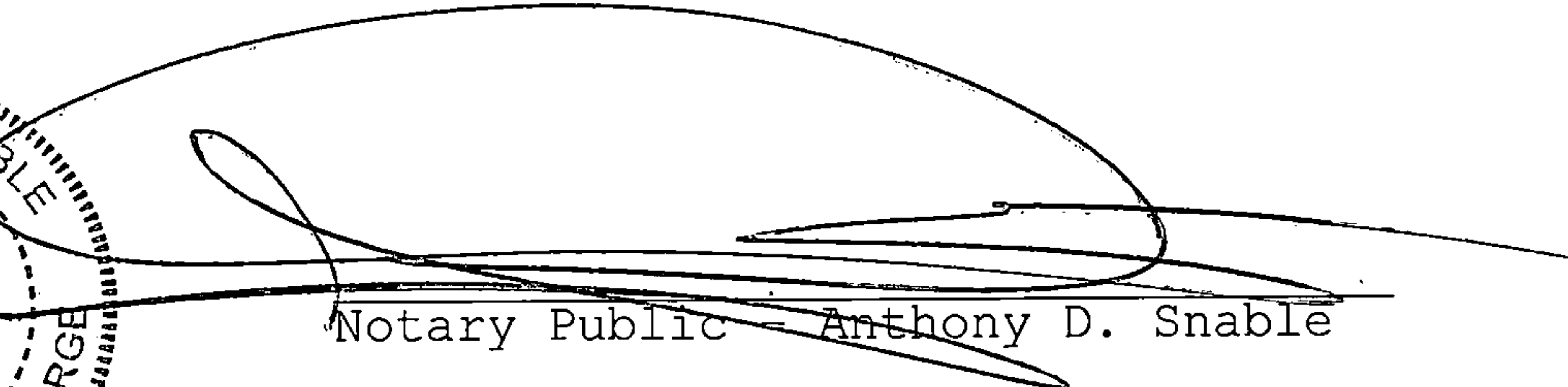
Betty Jo Flowers
By Shan Lefl Jones
Her Attorney in fact (SEAL)
BETTY JO FLOWERS

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that SHARON LEIGH FLOWERS, whose name as ATTORNEY IN FACT for JERRY W. FLOWERS, SR., 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, she as such ATTORNEY IN FACT and with full authority, executed the same voluntarily for and as the act of said JERRY W. FLOWERS, SR.

GIVEN under my hand and official seal on this 2nd day of MAY, 2023.

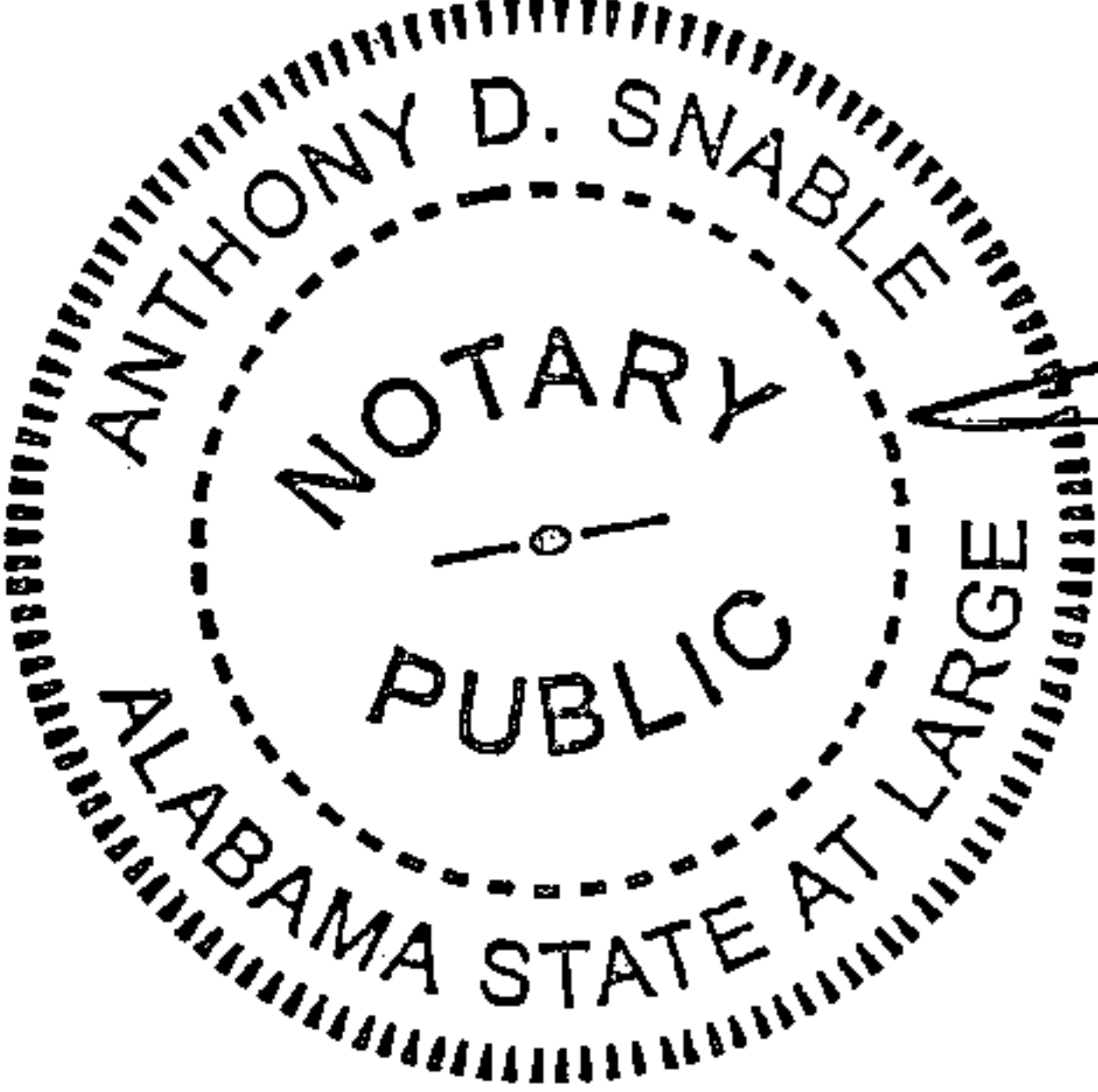
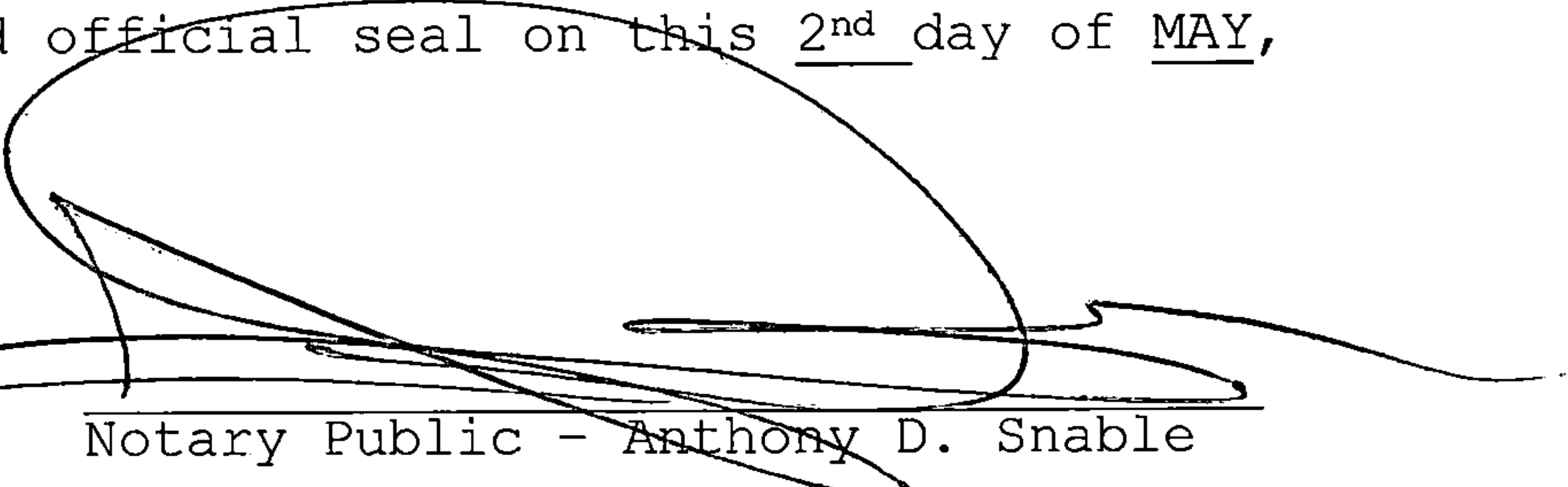


Notary Public - Anthony D. Snable
My Commission Expires: 10/10/2023

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that SHARON LEIGH FLOWERS, whose name as ATTORNEY IN FACT for BETTY JO FLOWERS, 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, she as such ATTORNEY IN FACT and with full authority, executed the same voluntarily for and as the act of said BETTY JO FLOWERS.

GIVEN under my hand and official seal on this 2nd day of MAY, 2023.



Notary Public - Anthony D. Snable
My Commission Expires: 10/10/2023



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jerry W. Flowers, Sr.
Betty Jo Flowers

Grantee's Name Unreachable Homes LLC

Mailing Address: 425 North Lake Road
Birmingham, AL 35242

Mailing Address 3306 Hogan Street
Fultondale, AL 35068

Property Address 425 North Lake Road
Birmingham, AL 35242

Date of Sale 5/2/23
Total Purchase Price \$388,000.00
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 Appraisal
 Sales Contract Other
 X 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 validation, 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: 5/2/23

 Unattested

(verified by)

Print Name: Anthony D. Snable, Attorney

Sign

(Grantor/Grantee/Owner/Agent) (Circle one)