

STATE OF ALABAMA - JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax
has been collected on this instrument.
Judge of Probate
NO TAX COLLECTED

THIS INSTRUMENT PREPARED BY:

Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

GNH REFI 8 LLC
c/o Tony A. Isbell
3504 Rainbow Drive, Suite D-410
Rainbow City, AL 35906

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

92.4% Jefferson/ 7.6% Shelby

Consideration \$941,500.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten and NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Grace National Holdings, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **GNH REFI 8 LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Jefferson County**, State of Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein for legal descriptions and addresses.

Grace National Holdings, LLC is one and the same entity as Grace National Holdings LLC.

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

Property Address: **See Exhibit A**

\$941,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

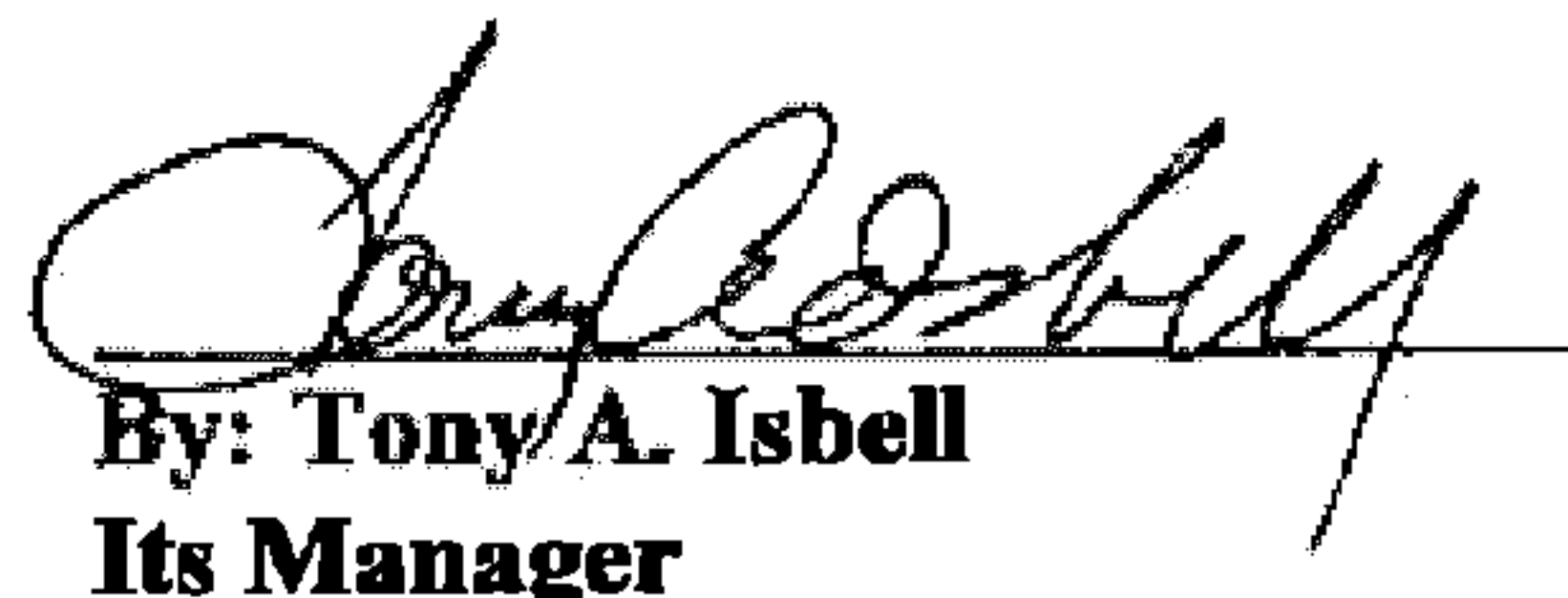
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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 herein above 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, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

County Division Code: AL039 Inst. # 2023051707 Pages: 2 of 4

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **31st day of May, 2023.**

Grace National Holdings LLC

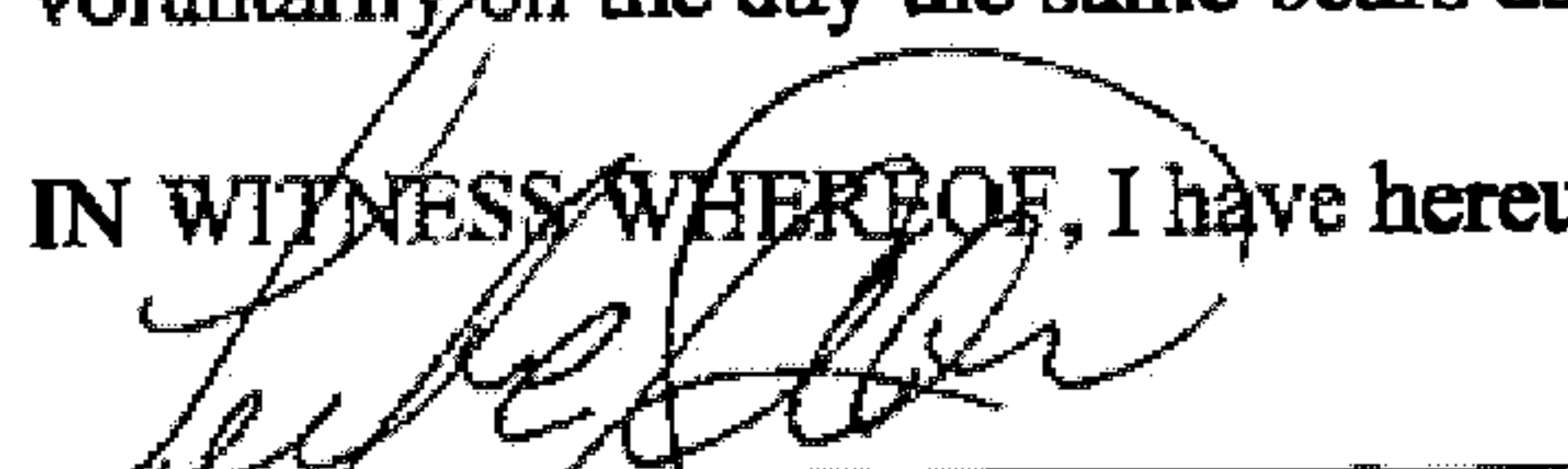

By: **Tony A. Isbell**
Its Manager

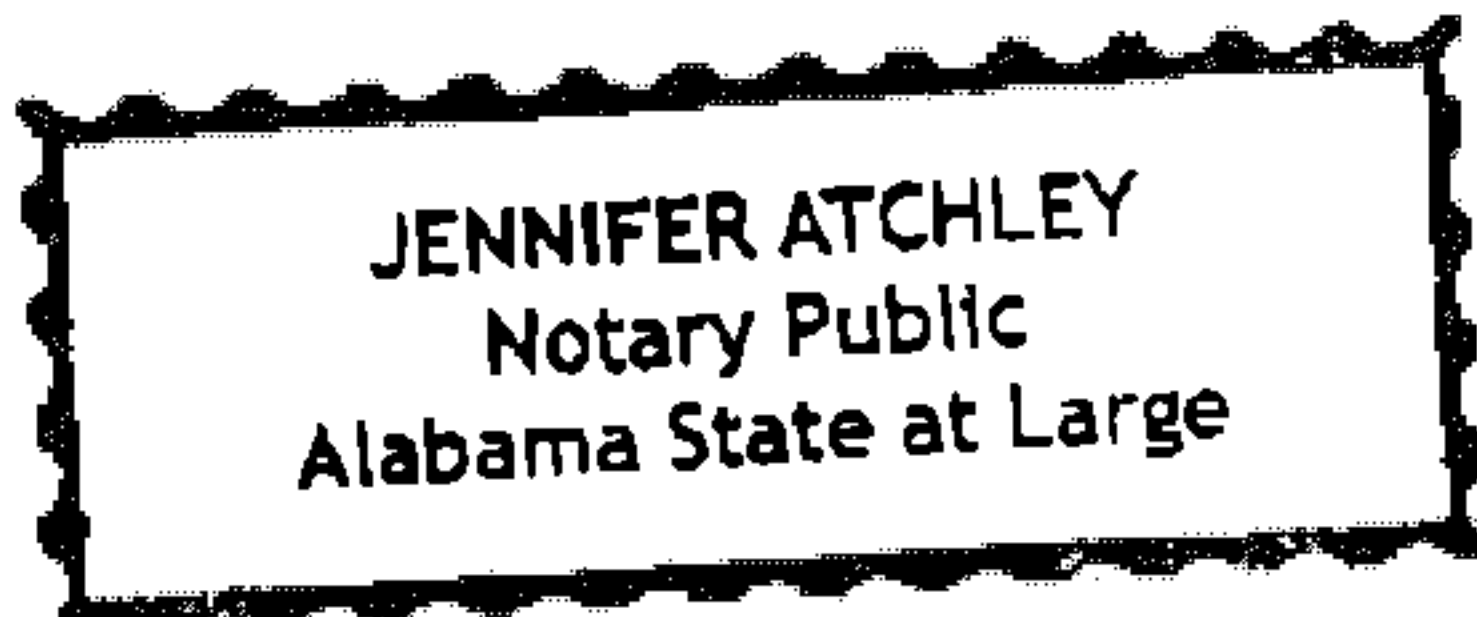
STATE OF ALABAMA)

COUNTY OF Stovall

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Tony A. Isbell** whose name as **Manager of Grace National Holdings, LLC**, 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 Instrument, he/she as such and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **31st day of May, 2023.**


NOTARY PUBLIC
My Commission Expires:



My Commission Expires
December 1, 2024

County Division Code: AL039 Inst. # 2023051707 Pages: 3 of 4

EXHIBIT A GNH REFI 8 LLC

Property 1:

118 Woodward Drive, Birmingham, Al 35023 Parcel 30 00 21 2 014 001.000
Lot 15, in Block 1, according to the Survey of Garywood, as recorded in Map Book 3, Pages 11 and 12, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Property 2:

212 Sanford Drive, Birmingham, Al 35215 Parcel 13 00 36 3 011 009.000
Lot 6, according to the Survey of Orchard View, as recorded in Map Book 46, Page 82, in the Probate Office of Jefferson County, Alabama.

Property 3:

217 Westwood Drive, Birmingham, Al 35215 Parcel 13 00 35 1 007 024.000
Lot 5, in Block 2, according to the Survey of Cloverdale Estates, as recorded in Map Book 43, Page 80, in the Probate Office of Jefferson County, Alabama.

Property 4:

409 Cheri Lane, Birmingham, Al 35215 Parcel 13 00 35 4 010 003.000
Lot 27, according to the Survey of First Addition, Woodcrest Estates, as recorded in Map Book 44, Page 91, in the Probate Office of Jefferson County, Alabama.

Property 5:

601 Overlook Drive, Midfield, Al 35228 Parcel 30 00 22 1 018 001.000
Lots 7 and 8, Block 4, according to the Map and Survey of Fairfield Highlands, as recorded in Map Book 2, Page 30, in the Probate Office of Jefferson County, Alabama.

Property 6:

605 11th Avenue, Birmingham, Al 35228 Parcel 30 00 22 4 028 003.000
Lot 3, Block 48, according to the Survey of First Addition to Fairfield Highlands, as recorded in Map Book 2, Pages 40, 41, and 42, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Property 7:

724 Cahaba Manor Court, Pelham, Alabama 35124 Parcel 131122004018000
Lot 27, except the North 5 feet, according to the Survey of Cahaba Manor Townhomes, Third Addition, as recorded in Map Book 7, Page 158, in the Probate Office of Shelby County, Alabama.

Property 8:

767 82nd Street South, Birmingham, Al 35206 Parcel 23 00 11 4 019 016.000
Lot 5, in Block 43, according to the Survey of South Highlands of East Lake, as recorded in Map Book 6, Pages 66 and 67, as recorded in the Probate Office of Jefferson County, Alabama.

Property 9:

1021 Park Place, Birmingham, Al 35215 Parcel 13 00 25 4 010 041.000
Lot 7, Block 4, according to the Survey of Roebuck Garden Estates, as recorded in Map Book 40, Page 74 A & B, in the Probate Office of Jefferson County, Alabama.

Property 10:

1032 McDonald Chapel Road, Birmingham, Al 35224 Parcel 21 00 22 4 016 015.000
Lot 2, according to the W. H. Sharp resurvey as recorded in Map Book 9, Page 16, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

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Property 11:

1059 Green Street, Birmingham, Al 35217 Parcel 23 00 08 1 022 005.000

Lot 2, according to the Survey of Ly C. Walkers Resurvey of Lots 26 to 30, in Block 25, in Tarrant Land Company's Second Addition to Tarrant City, as recorded in Map Book 43, Page 57, in the Office of the Judge of Probate of Jefferson County, Alabama.

Property 12:

1426 Clarendon Avenue, Bessemer, Al 35020 38 00 10 3 020 009.000

Lot 2, in Block 126, according to the Present Plan and Survey of the City of Bessemer, Alabama, as recorded in Map Book 5, Page 75, in the Office of the Judge of Probate, Jefferson County, (Bessemer Division) Alabama.

Property 13:

1434 18th Place Southwest, Birmingham, Al 35211 29 00 17 1 014 037.000

Lots 17 and 18, Block 5, according to the Survey of West End Manor, as recorded in Map Book 14, Page 82, in the Probate Office of Jefferson County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Grace National Holdings, LLC
Mailing Address 3504 Rainbow Drive, Suite D-410
Rainbow City, AL 35906

Grantee's Name GNH REFI 8 LLC
Mailing Address 3504 Rainbow Drive, Suite D-410
Rainbow City, AL 35906

Property Address 118 Woodward Drive
Bessemer, AL 35023

Date of Sale May 31, 2023
Total Purchase Price \$ 941,500.00

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
06/01/2023 01:41:03 PM
\$35.00 PAYGE
20230601000164200

Alan C. Keith

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
[X] 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 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 5-31-2023 Print Alan C. Keith

Unattested (verified by)

Sign Alan C. Keith
(Grantor/Grantee/ Owner/Agent) circle one