

**This Instrument Was Prepared By:**

Lorrie Maples Parker, Esquire  
The Parker Law Firm, LLC  
500 Office Park Drive, Suite 100  
Birmingham, Alabama 35223

**Send Tax Notice To:**

Thomas G. McClinton  
Ellen O. McClinton  
3531 Conestoga Way  
Hoover, AL 35242

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Six Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$612,500.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **FAJ, LLC, an Alabama limited liability company** (herein referred to as "GRANTOR") does by these presents grant, bargain, sell and convey unto **Thomas G. McClinton and Ellen O. McClinton** (herein referred to as "GRANTEE", whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 16-A, Block 5, according to the Resurvey of Lot 6, Block 5, Applecross, a subdivision of Inverness, as recorded in Map Book 6, page 149, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

**NOTE:** \$450,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, FAJ, LLC, an Alabama limited liability company, by its Authorized Representative who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of November, 2023.

WITNESS:

FAJ, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

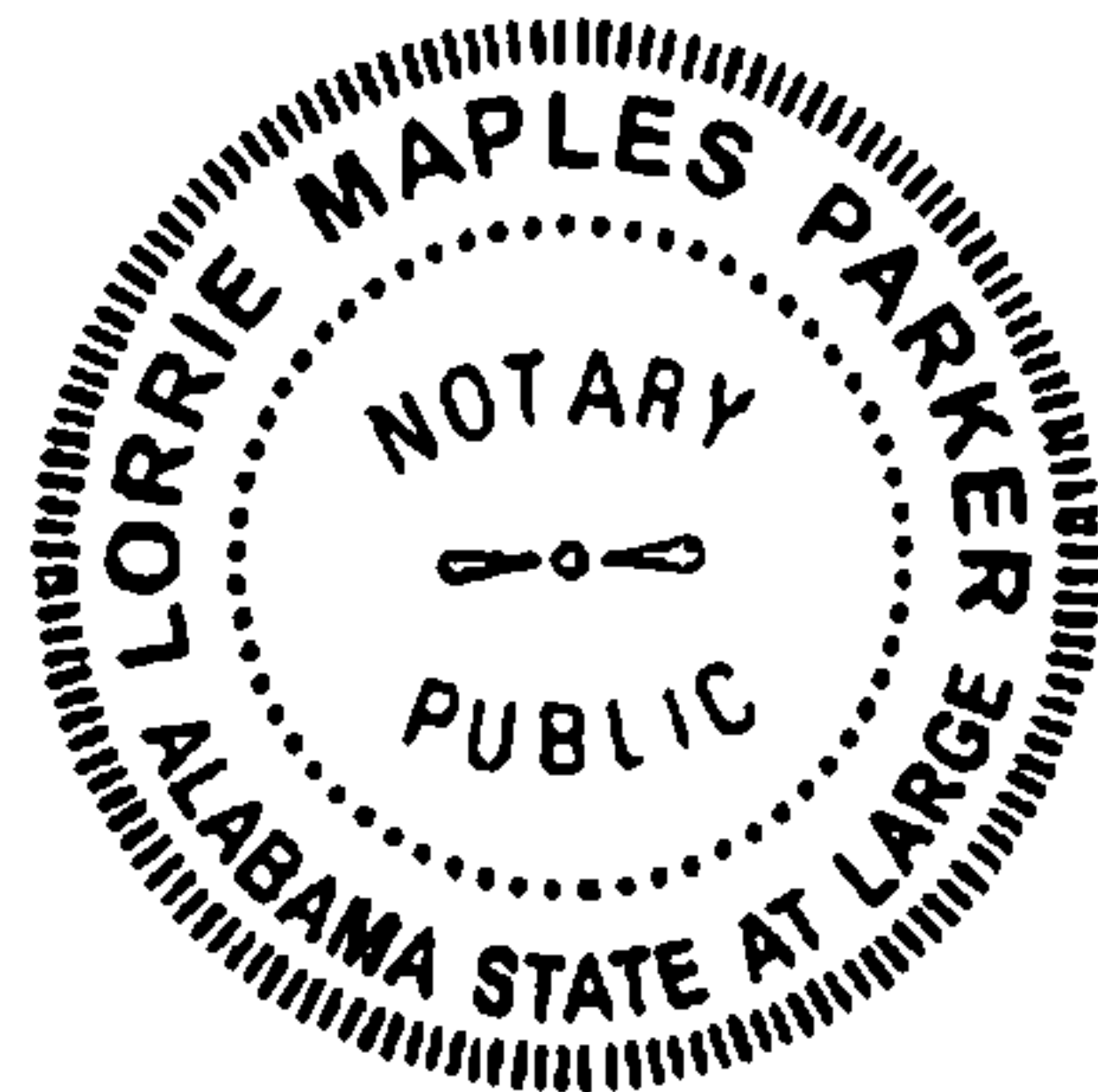
*A-B*

BY: Alex Benson  
ITS: Authorized Representative

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

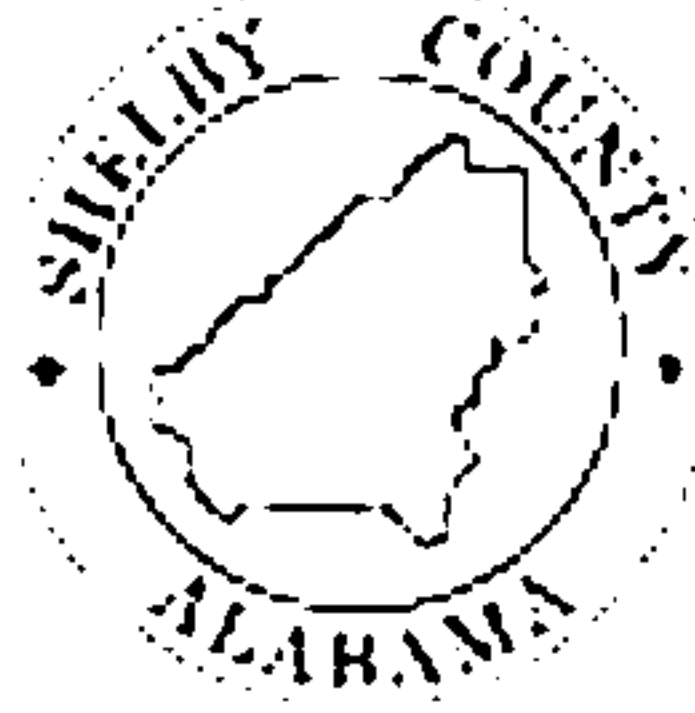
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alex Benson, whose name as the Authorized Representative of FAJ, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Authorized Representative, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 6th day of November, 2023.



*[Handwritten Signature]*

Notary Public  
My Commission Expires: 10/18/2027



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/04/2023 08:44:27 AM  
\$190.50 BRITTANI  
20231204000348470

*Alex S. Benson*

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

<b>Grantor's Name</b>	FAJ, LLC	<b>Grantee's Name</b>	Thomas G. McClinton Ellen O. McClinton
<b>Mailing Address</b>	300 Richard Arrington Jr. Blvd. N. Ste.900 Birmingham, AL 35203	<b>Mailing Address</b>	3534 Conestoga Way  Hoover, AL 35242
<b>Property Address</b>	3534 Conestoga Way Hoover, AL 35242	<b>Date of Sale</b>	11/6/2023
		<b>Total Purchase Price</b>	
		<b>Or</b>	
		<b>Actual Value</b>	\$612,500.00
		<b>Or</b>	
		<b>Assessor's Market Value</b>	\$

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	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 \_\_\_\_\_

Print FAJ, LLC  
By: Alex Benson, Authorized Representative

Unattested \_\_\_\_\_

Sign *Alex Benson*  
(Grantor/Grantee/Owner/Agent) circle one