

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Infinity Realty & Invest.
3590 B Pelham Pkwy
STE 219
Pelham, AL 35124

GENERAL WARRANTY DEED

①
STATE OF ALABAMA }

COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Ten Dollars and NO/100 (\$10.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Alice Lobell**, a single person conveying property that is not her homestead nor that of her spouse, (herein referred to as grantor), grant, sell, bargain and convey unto, **Infinity Realty and Investments, LLC, an Alabama Limited Liability Company** (herein referred to as Grantee whether one or more), the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 106, according to Survey of Third Sector, PORTSOUTH, as recorded in Map Book 7, Page 110, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Alice Lobell is the surviving grantee from deed recorded May 9, 2009 in Instrument 20000508000174650.

Maurice Lobell passed away on or around June 10, 2012.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, its successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this

25th day of June, 2019

Alice Lobell

Alice Lobell

STATE OF AL

COUNTY OF Jefferson

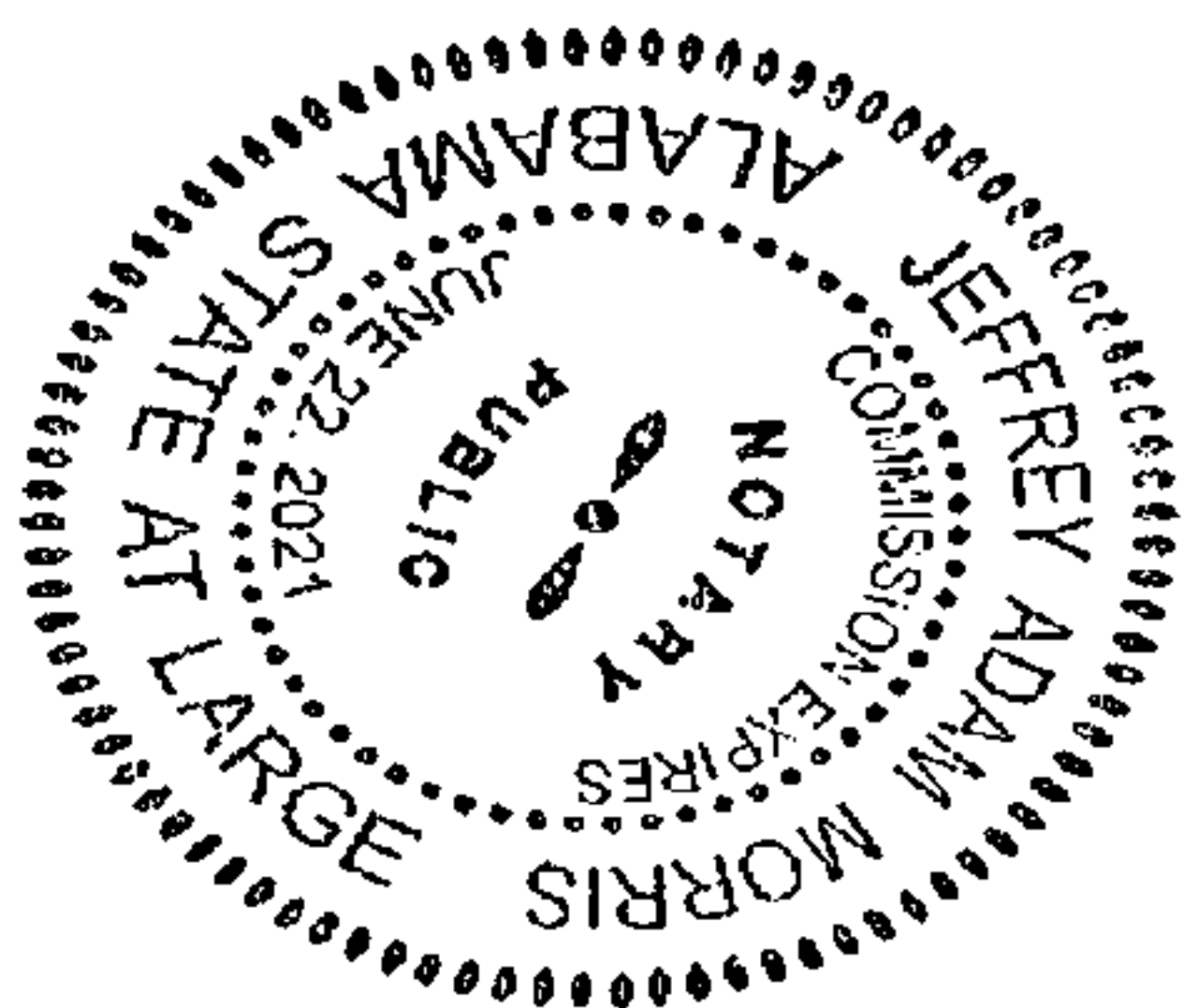
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Alice Lobell** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of June, 2019

Notary Seal

[Signature]
Notary Public

My commission expires:



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

Grantor's Name Alice Lebell
 Mailing Address 6012 Woodvale Rd
Helena, AL
35080

Grantee's Name Infinity Realty LLC
 Mailing Address 3590 B Pelham Pkwy
STE 219
Pelham, AL 35124

Property Address 100 Mainsail Cir.
Alabaster, AL
35007

Date of Sale 6-25-19
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 129,700

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
☒ Other Assessor's Market Value

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 6-25-19

Print James Yonta

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/26/2019 01:34:56 PM
 \$151.00 CHARITY
 20190626000226930



Alice S. Bond

Form RT-1