

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

GRANTEE'S ADDRESS:  
MPG Investments LLC

2408 Arbor Glen  
Hoover, AL 35244

STATE OF ALABAMA )

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON )

20190801000277480

08/01/2019 03:21:05 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THOUSAND and NO/100 (\$200,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **Ginger Gale Breckenridge**, an unmarried woman, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **MPG Investments LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1, Block 1, according to the First Sector, Indian Valley, as recorded in Map Book 5, Page 43, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Property Address: 5050 Indian Valley Road, Birmingham, AL 35244

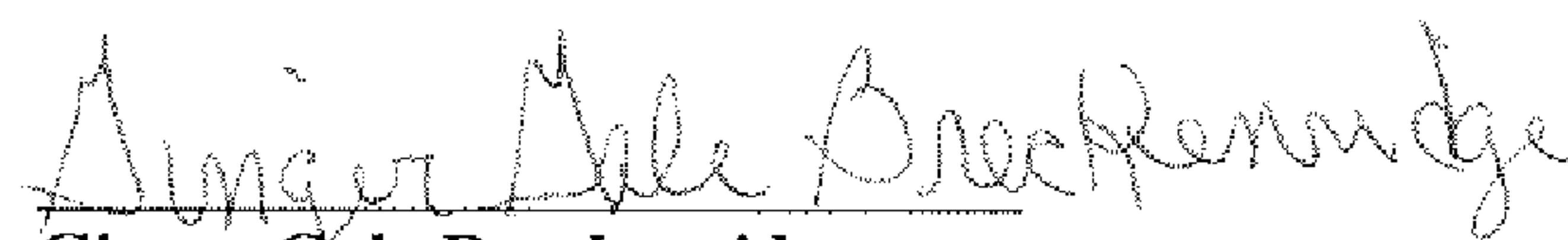
\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 heirs, 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 heirs, 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.

20190801000277480 08/01/2019 03:21:05 PM DEEDS 2/3

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 30<sup>th</sup> day of July, 2019.

  
Ginger Gale Breckenridge


(State of ALABAMA)

:

(County of Jefferson )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Ginger Gale Breckenridge** 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, she executed the same voluntarily on the same that bears date.

Given under my hand and seal this the 30<sup>th</sup> day of July, 2019.

  
NOTARY PUBLIC -  
Jeff W. Parmer  
My Commission Expires: 09/13/2020

## Real Estate Sales Validation Form

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

Grantor's Name Ginger Gale Breckenridge  
 Mailing Address 2019 Glen Eagle Lane  
Birmingham, AL 35242

Grantee's Name MPG Investments, LLC  
 Mailing Address 2408 Arbor Glen  
Hoover, AL 35244

Property Address 5050 Indian Valley Road  
Birmingham, AL 35244

Date of Sale 07/30/2019Total Purchase Price \$ 200000.00

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  
☐ 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 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 8/1/19Print Jeff W. Parmer☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/01/2019 03:21:05 PM  
 S221.00 CHARITY  
 20190801000277480

Allie S. Bayl