

205-733-2600
2700 Highway 280 Ste 380E
Birmingham, AL 35223
This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2020-472

Send Tax Notice To:
THRIVE PROPERTY SOLUTIONS, LLC and
BECK CONSTRUCTION, LLC
730 Tara Dr
Columbiana, AL 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20200609000232820
06/09/2020 10:48:16 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVENTY FOUR THOUSAND AND 00/100 (\$74,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **SHERAENE R. EVERETT, an married woman**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **THRIVE PROPERTY SOLUTIONS, LLC and BECK CONSTRUCTION, LLC** (herein referred to as GRANTEES) their successors and/or assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 9, according to the Survey of Scottsdale First Addition, as recorded in Map Book 7, Page 14, in the Probate Office of Shelby County, Alabama.

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

SHERAENE R. EVERETT is the surviving grantee of that Deed dated April 5, 2004 and recorded April 13, 2004 in Inst. No. 20040413000191530 in the Office of the Judge of Probate Shelby County, Alabama, The other grantee, Robert L. Everett having died on or about the 8th day of May, 2019

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, their successors and/or assigns forever.

AND SAID GRANTOR, for said GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' successors and/or 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 hereinabove 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 GRANTEES, and GRANTEES' successors and/or assigns, forever against the lawful claims of all persons.

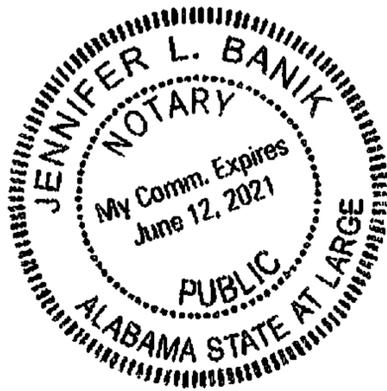
IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 8th day of June, 2020.

Sheralene R. Everett
SHERALENE R. EVERETT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **SHERALENE R. EVERETT**, whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8th day of June, 2020.



JLB

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 Sheralene R. Everett
Mailing Address 1009 Henry Dr
Alabaster, AL 35002
Property Address 1009 Henry Drive
Alabaster, AL
35007

Grantee's Name Thrive Property Solutions, LLC
Mailing Address Breck Construction, LLC
730 Tara Dr
Columbiana, AL 35051
Date of Sale 6-8-20
Total Purchase Price \$74,000.00
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
- 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 6-8-20 Print Michelle Pouncey

Unattested _____
(verified by)

Sign Michelle Pouncey
(Grantor/Grantee/ Owner/ Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
06/09/2020 10:48:16 AM
\$102.00 CHERRY
20200609000232820

Ann S. Boyd