

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL 35244

SEND TAX NOTICE TO:
Benjamin Nichols Dennis
2183 Old Cahaba Place
Helena, AL 35080

WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Hundred Seventy-Three Thousand Nine Hundred and 00/100 DOLLARS (\$273,900.00) to the undersigned Grantor in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, I

MH4 Investments, LLC

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Benjamin Nichols Dennis and Andrenetta Carleen Dennis

(herein referred to as GRANTEEES, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 404-A, according to the Map and Survey of Old Cahaba, Oakwood Sector, (Map Book 28, Page 13) 404 and 405, amended Map of Old Cahaba Lakewood Sector (Map Book 25, Page 26) as recorded in Map Book 29, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

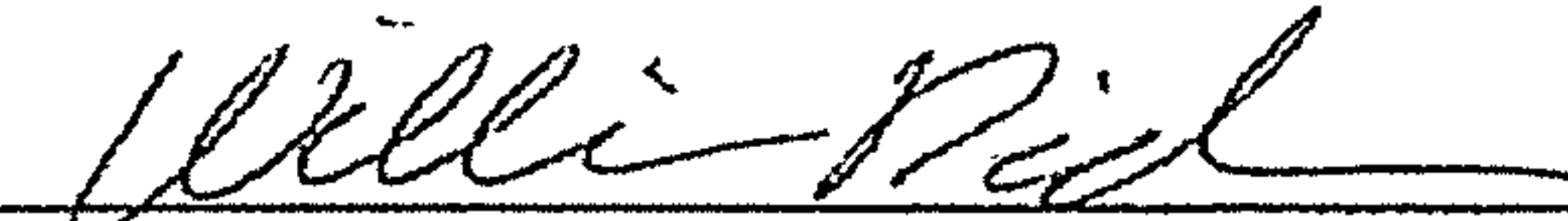
\$280,199.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And it does for itself and for its successors and assigns covenant with the said GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free and clear from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set their signature and seal, this the 30th day of June, 2020.

MH4 Investments, LLC


By: William R. Dickson Its: Manager of
Marketplace Acquisitions, Managing Member of
MH4 Investments, LLC

STATE OF Michigan)
COUNTY OF Wayne)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William R. Dickson, whose name as Manager of Marketplace Acquisitions, Managing Member of MH4 Investments, 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 conveyance, he, in his capacity as Manager of Marketplace Acquisitions, Managing Member of MH4 Investments, LLC, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 30th day of June, 2020

SEAL


Notary Public
My Commission Expires:

NATALIE M SULLIVAN
Notary Public, State of Michigan
County of Wayne
My Commission Expires 11-29-2025
Acting in the County of Wayne

Real Estate Sales Validation Form

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

Grantor's Name	<u>MH4 Investments, LLC</u>	Grantee's Name	<u>Benjamin Nichols Dennis and Andrenetta Carleen Dennis</u>
Mailing Address	<u>1380 E Jefferson Ave Detroit, MI 48207</u>	Mailing Address	<u>190 Cedar Bend Dr Helena, AL 35080</u>
Property Address	<u>2183 Old Cahaba Place Helena, AL 35080</u>	Date of Sale	<u>June 30, 2020</u>
		Total Purchase Price	<u>\$273,900.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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.

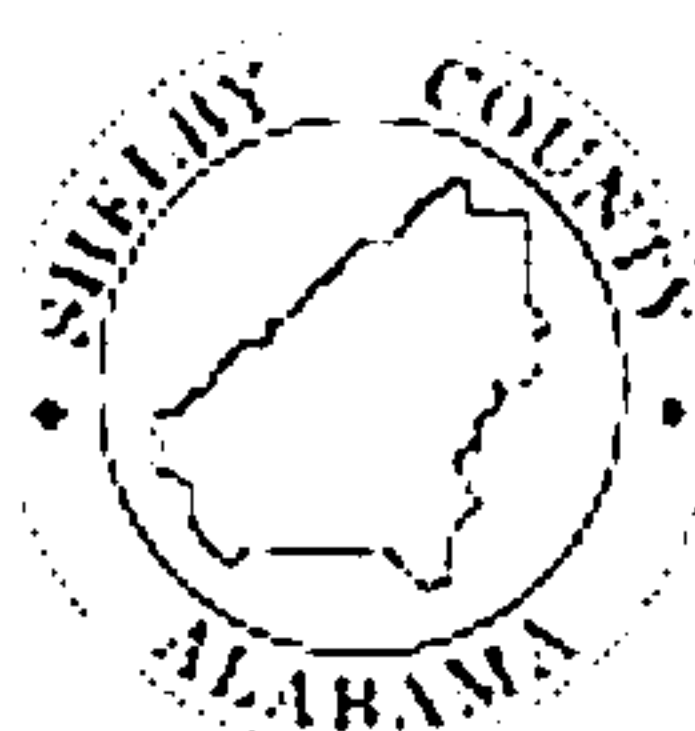
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	<u>June 30, 2020</u>	Print	<u>William Nickerson</u>
☐ Unattested	<u>(verified by)</u>	Sign	<u>[Signature]</u>
			(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2020 08:18:24 AM
\$26.00 CATHY
20200702000273020

Allen S. Bayl