

Shelby Cnty Judge of Probate, AL 01/04/2021 08:48:28 AM FILED/CERT

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN; OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

This Instrument Prepared By:

Ferris S. Ritchey III, Esq. RITCHEY & RITCHEY 1740 Oxmoor Road, Suite 100 Homewood, Alabama 35209 Send Tax Notice To:

Tim Gilmore Happy G Properties LLC 5103 English Turn Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, Tim Gilmore, an unmarried man (hereinafter referred to as the "Grantor"), in hand paid by Happy G Properties LLC, an Alabama limited liability company (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee all of his right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Meadow Brook Townhomes, Phase II, Second Sector, as recorded in Map Book 22, Page 4 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

## SUBJECT TO:

- 1. 2020 ad valorem taxes and subsequent years.
- 2. Any and all mineral and mining rights not owned by the Grantor.
- 3. All restrictions, agreements, rights of way, easements, covenants, and encumbrances of record.

TO HAVE AND TO HOLD unto the said GRANTEE, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion. The Grantor does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his hand and seal on this the 7th day of

December, 2020.

Tim Gilmore

STATE OF ALABAMA	)
JEFFERSON COUNTY	)

[NOTARIAL SEAL

## **ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim Gilmore, whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 7th day of December, 2020.

Patricia K. Carden

Notary Public for the State of Alabama My commission expires: October 6, 2021

202101040000000430 2/3 \$229 00

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## Real Estate Sales Validation Form

This	Document must be filed in acco	rdance with Code of Alaban	na 1975, Section 40-22-1
Grantor's Name	Tim Gilmore	Grantee's Name	Tim Gilmore
Mailing Address	5103 English Turn		Happy G Properties
	Birmingham, AL 35242		5103 English Turn
		<del></del>	Birmingham, AL 35242
Property Address	219 MEADOWCROFT CIRCLE	Date of Sa	12/7/2020
i i opolity i taalooo	BIRMINGHAM, AL 35242	Total Purchase F	
		or	
Shelby County, AL 0	1/04/2021	- Actual Value \$	
State of Alabama Deed Tax:\$201.00		- or	
	[ [ ]	Assessor's Market Va	alue <u>\$ 201,000</u>
	ne) (Recordation of docum	entary evidence is not re Appraisal	in the following documentary quired) Assessor
Closing Stater	nent		•
	document presented for reco this form is not required.	ordation contains all of the	e required information referenced
		Instructions the name of the person o	r persons conveying interest
Grantee's name and to property is being	•	the name of the person of	or persons to whom interest
Property address -	the physical address of the	property being conveyed	, if available.
Date of Sale - the	late on which interest to the	property was conveyed.	
-	e - the total amount paid for the instrument offered for re	•	perty, both real and personal,
conveyed by the in		This may be evidenced by	erty, both real and personal, being by an appraisal conducted by a
•	ed and the value must be de se valuation, of the property		· · · · · · · · · · · · · · · · · · ·

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 12/30/2020		Print Ferris S. Ritche	y III
Unattested		Sign	<u> </u>
	erified by)	Attorney	Form RT-1

202101040000000430 3/3 \$229.00 Shelby Cnty Judge of Probate, AL 01/04/2021 08:48:28 AM FILED/CERT