

20210517000242590
05/17/2021 02:55:57 PM
DEEDS 1/3

This instrument was prepared by:

Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Bruce Gregory Land
133 Burnham St
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **SIX HUNDRED NINETY SEVEN THOUSAND SEVENTY NINE AND 96/100 DOLLARS (\$697,079.96)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **Town Builders, Inc.**, do hereby grant, bargain, sell and convey unto, **Bruce Gregory Land** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22-28, according to the Survey of Mt Laurel-Phase IIIB Sector 2, as recorded in Map Book 41, Page 44 in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

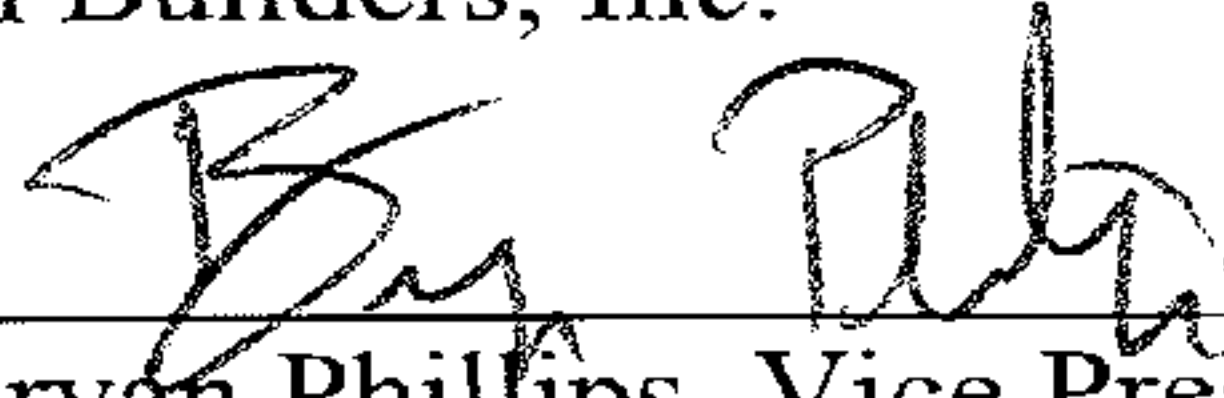
\$500,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of May, 2021.


Town Builders, Inc.

By: 
Bryan Phillips, Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bryan Phillips, Vice President of Town Builders, Inc., 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, he, in his capacity and with full authority, executed the same voluntarily on behalf of said corporation.

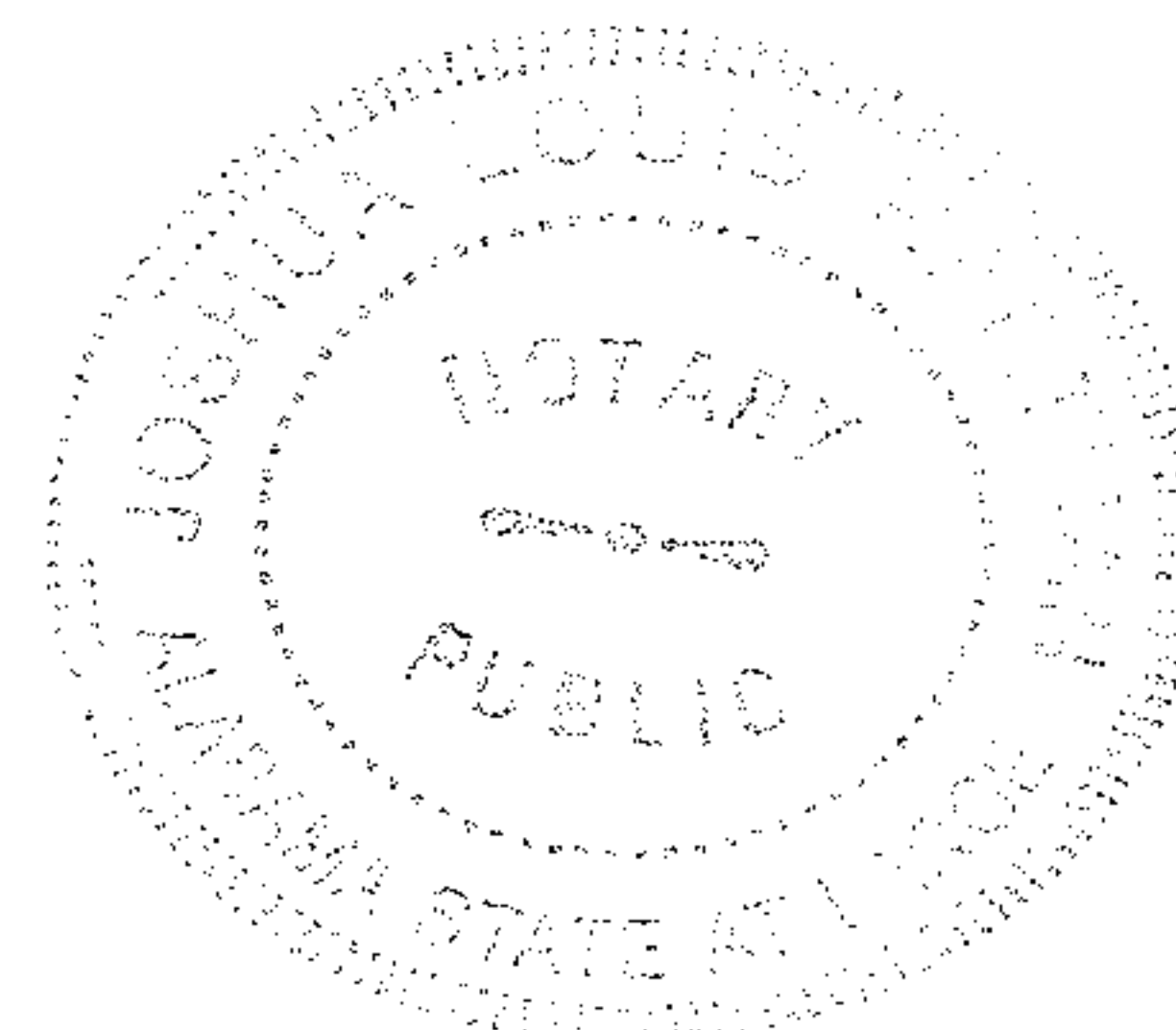
Given under my hand and official seal this 14th day of May, 2021.



Notary Public

My Commission Expires:

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2024



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Town Builders, Inc.
Mailing Address _____Grantee's Name Bruce Gregory Land
Mailing Address _____Property Address 133 Burnham St
Birmingham, AL 35242Date of Sale May 14, 2021Total Purchase Price \$697,079.96

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

_____ Appraisal
_____ 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 _____

Print

Josua L. Hargman

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2021 02:55:57 PM
S225.50 CHERRY
20210517000242590

Allen S. Byrd