

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
Birmingham Homebuyers LLC
8949 Roebuck Blvd.
Birmingham, AL 35206

WARRANTY DEED

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of Ten and No/100 Dollars---(\$10.00) and other good and valuable consideration paid to the undersigned grantor, **Jean N. Childress**, a married woman, of 404 N. Main Street, Columbiana, AL 35051 (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Birmingham Homebuyers LLC** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

See attached Exhibit A for Legal Description

Property Address: 305 Thompson St., Columbiana, AL 35051

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.

Mineral and mining rights excepted not owned by grantor.

Jean N. Childress, grantor herein, is one in the same person as Nicholette E. Harris.

The property described herein is not the homestead of the grantor herein.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

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

IN WITNESS WHEREOF, the said Grantor has hereto set his/her/their signature(s) and seal(s), this the 19 day of May, 2021.


Jean N. Childress AKA Nicholette E. Harris


**STATE OF ALABAMA
JEFFERSON COUNTY***

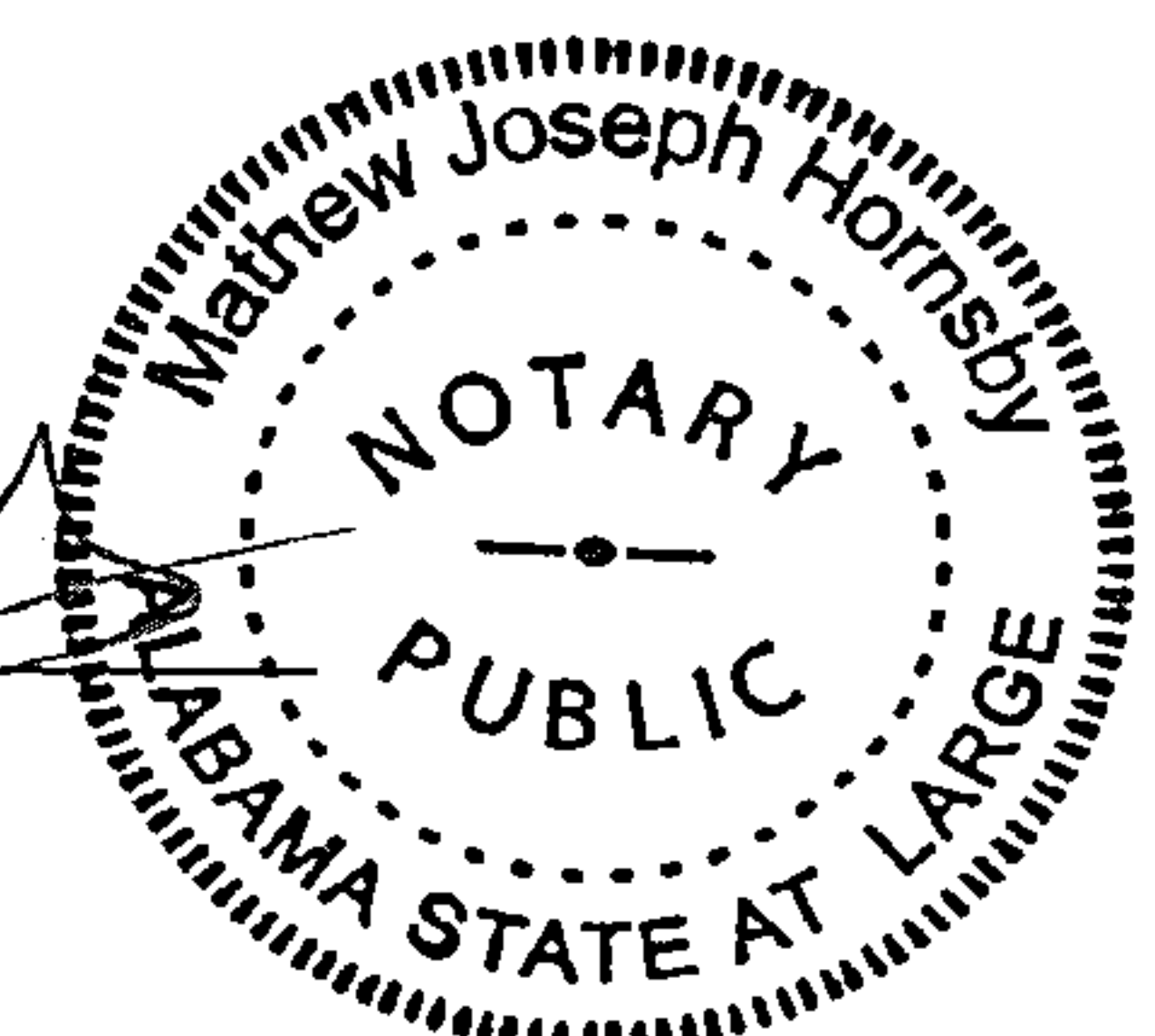
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jean N. Childress**, a married woman, 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 the said instrument, she executed the same voluntarily.

Given under my hand and official seal, this 19 day of May, 2021.

My Commission Expires: 9/17/24


Notary Public



LEGAL DESCRIPTION

A part of the Northwest quarter of the Northwest quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:
Commence at the Northwest corner of said Section 25; thence run North 89 degrees 52 minutes 56 seconds East along the North line of said Section 25 for a distance of 642.69 feet to the point of beginning, said point being on the East right of way of Thompson Street; thence continue along last described course a distance of 200.00 feet; thence run South 6 degrees 7 minutes 11 seconds East for a distance of 112.71 feet; thence run South 89 degrees 26 minutes 26 seconds West for a distance of 44.90 feet; thence run South 0 degrees 33 minutes 34 seconds East for a distance of 3.00 feet; thence run South 89 degrees 26 minutes 26 seconds West for a distance of 155.24 feet to the East right of way of Thompson Street; thence run North 5 degrees 50 minutes 8 seconds West along said right of way for a distance of 117.22 feet to the point of beginning. Situated In Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Jean N.Childress
Mailing Address 305 Thompson Street
Columbiana, AL 35051

Grantee's Name Birmingham Homebuyers LLC
Mailing Address 8949 Roebuck Blvd.
Tarrant, AL 35206

Property Address 305 Thompson Street
Columbiana, AL 35051

Date of Sale 5/19/2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 129,470.00

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 Tax Assessor

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 5/19/21
Print Hornsby & Hornsby
X Unattested
Sign (verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2021 09:32:49 AM
\$157.50 CHERRY
20210520000248360

Allen S. Bezel