

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Ashley Franklin
111 Canyon Pl
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

SOLA Properties, LLC

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Ashley Franklin

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 31, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

\$174,600.00 of the proceeds come from a mortgage recorded simultaneously herewith.

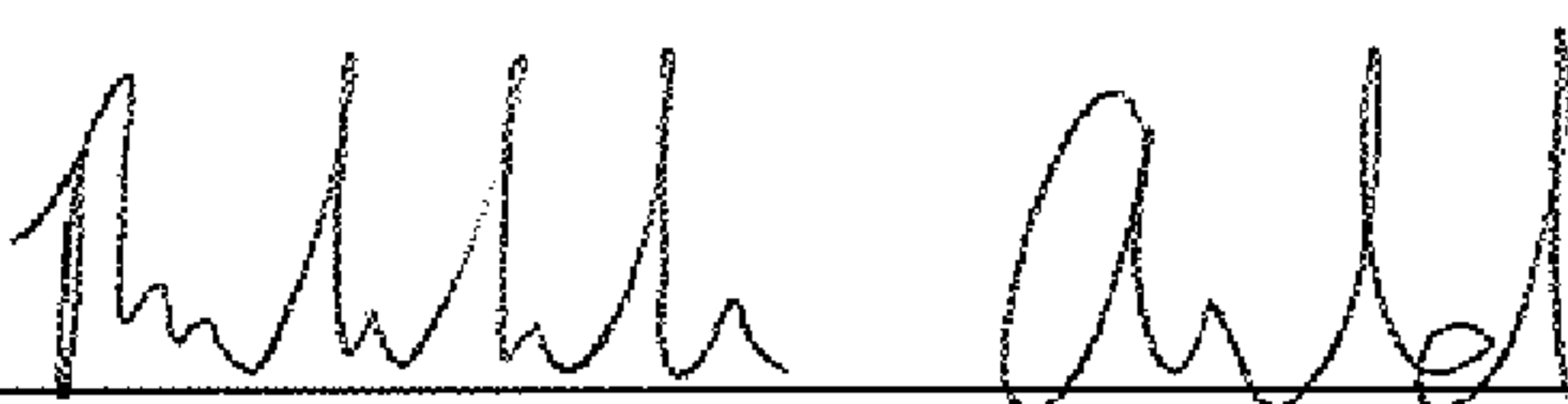
- Subject to: (1) 2021 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, **her** heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free 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 Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **26th day of May, 2021.**

SOLA Properties, LLC

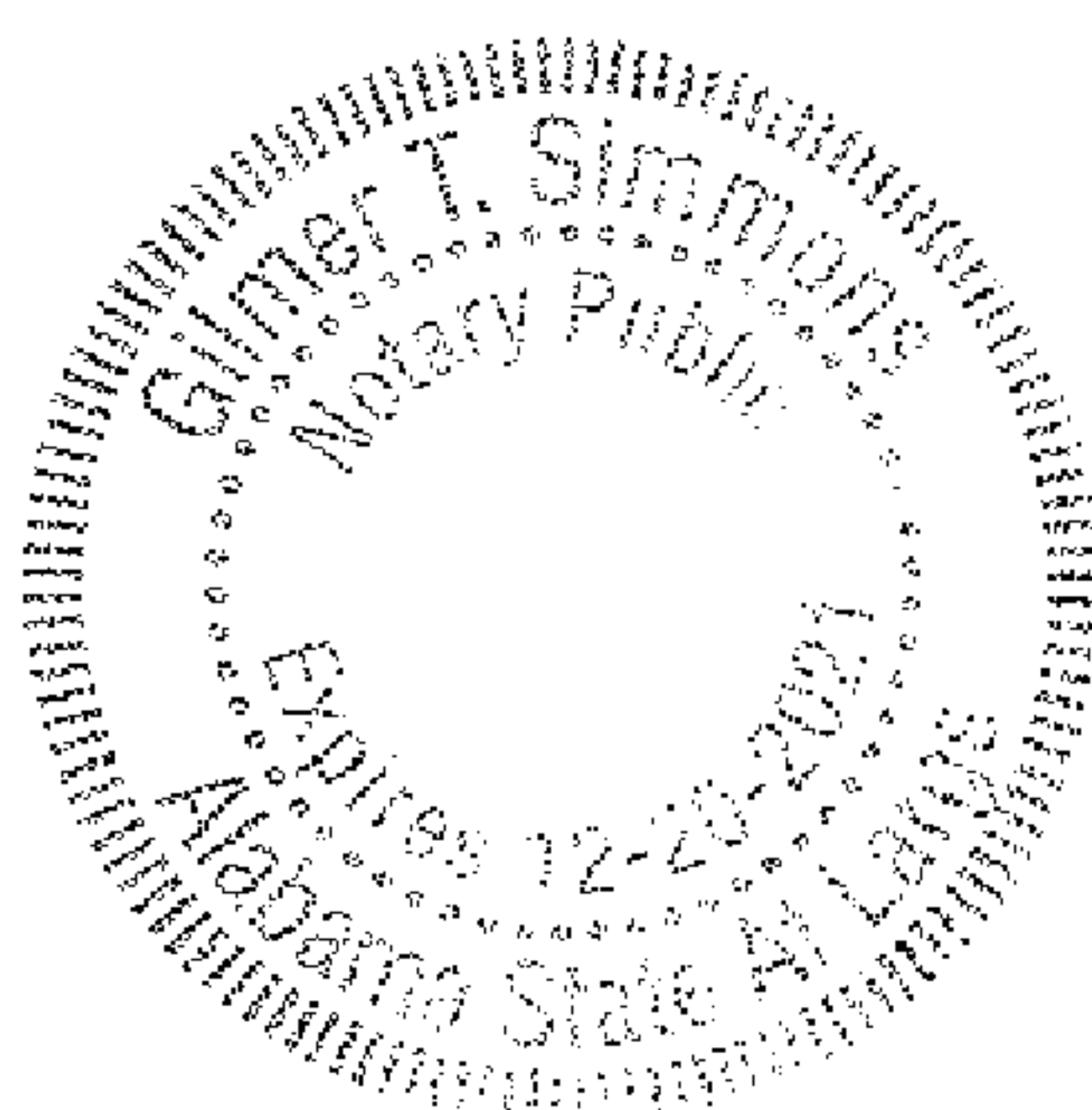
BY:  (Seal)
Rebekah Arnold
ITS: **Managing Member**

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Rebekah Arnold** as **Managing Member** of **SOLA Properties, LLC** 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 and with full authority as such **Managing Member**, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **26th day of May, 2021.**


Notary Public: Gilmer T. Simmons
My Commission Expires: **12/20/2021**



REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: SOLA Properties, LLC Date of Sale: May 26th, 2021

Mailing Address: 111 Canyon Pl Pelham, Alabama, 35124

Total Purchase Price: \$180,000.00

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: 111 Canyon Pl Pelham, Alabama, 35124

Grantee Name: Ashley Franklin Mailing Address: 610 Meadow Dr Birmingham, AL, 35242

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 _____

XX 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 Section 40-22-1 (h).

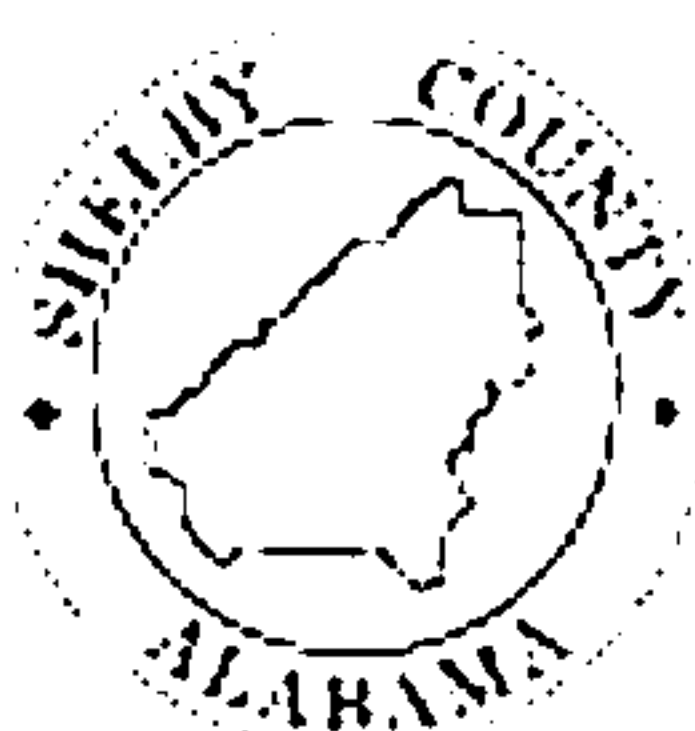
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

Date: May 26th, 2021

Print: Galmer T. Simmon

___ Unattested (verified by)

Sign: [Signature] (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 06/01/2021 03:24:30 PM \$30.50 JOANN 20210601000267070

Allen S. Bayl