

**When Recorded Mail to:**

VYLLA, LLC  
6200 TENNYSON PARKWAY, SUITE 110  
PLANO, TX 75024

20210611000286330  
06/11/2021 11:06:40 AM  
DEEDS 1/3

**Prepared By:**

THOMAS H. CLAUNCH III, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
1703 PLATT PLACE  
MONTGOMERY, AL 36117

**Send Tax Messages To:**

JEANNINE CAIN AND JEREMY CAIN  
6255 VICTORIA DRIVE  
PELHAM, AL 35124 2797501

Return to: Rae Bodonyi/ LRS

5455 Detroit Rd, STE B

Sheffield Village, Ohio 44054

440-716-1820 2

**WARRANTY DEED**

101-10274008

For good consideration, I (we) JEANNINE CAIN, whose mailing address is 6255 VICTORIA DRIVE, PELHAM, AL 35124, hereby bargain, deed and convey to JEANNINE CAIN AND JEREMY CAIN, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, whose mailing address is 6255 VICTORIA DRIVE, PELHAM, AL 35124, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

**Lot 63, according to the Survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48 in the Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.**

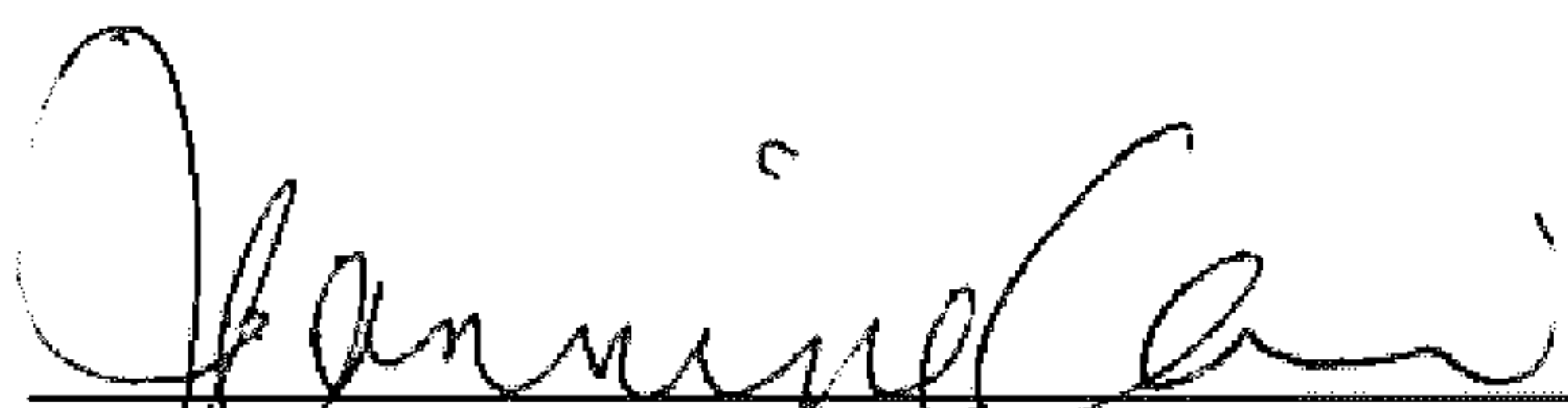
APN: 10 9 29 0 002 025.012

**Property Address:** 6255 VICTORIA DRIVE, PELHAM, AL 35124

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs , executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 10 day of December, 2020

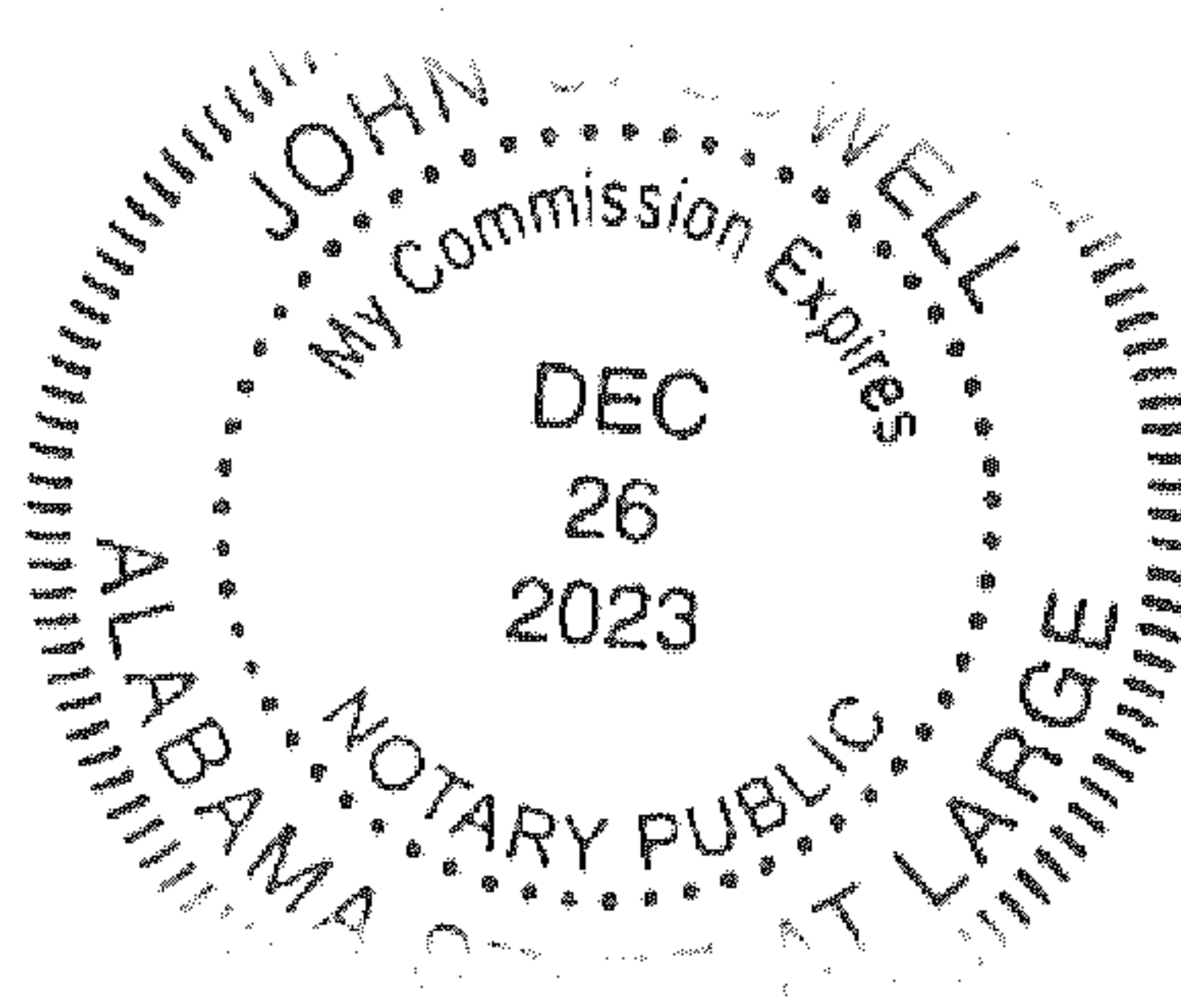
  
JEANNINE CAIN

STATE OF ALABAMA  
COUNTY OF Shelby } SS.

I, John Caldwell, a Notary Public, hereby certify that JEANNINE CAIN, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 10 day of December, 2020

  
Notary Public



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name JEANNINE CAIN  
 Mailing Address 6255 VICTORIA DRIVE  
PELHAM, AL. 35124

Grantee's Name JEANNINE CAIN & JEREMY CAIN  
 Mailing Address 6255 VICTORIA DRIVE  
PELHAM, AL. 35124

Property Address 6255 VICTORIA DRIVE  
PELHAM, AL. 35124

Date of Sale 12/10/2020  
 Total Purchase Price \$  
 or  
 Actual Value \$

or  
 Assessor's Market Value \$269,730.00 & 1/2 \$134,865.00

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 ☒ 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 1/19/2020

Print MARICELA SALAS

Unattested

Sign Maricela Salas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/11/2021 11:06:40 AM  
 \$163.00 JOANN  
 20210611000286330

*Alvin S. Boyd*

**Form RT-1**