

Prepared by:  
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McLeod & Associates, LLC  
1980 Braddock Drive  
Hoover, AL 35226

Send Tax Notice to:  
Jay Mosley

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STATE OF ALABAMA                    )  
                                                  )  
COUNTY OF SHELBY                 )                   **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **INTERNATIONAL INVESTMENTS, LLC**, an Alabama limited liability company (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **JAY MOSLEY** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 17A, according to the Resurvey of Lots 17, 18 and 19 of Courtyard Manor, as recorded in Map Book 41, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$20,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantee, and with his heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 15th day of June, 2021.

**INTERNATIONAL INVESTMENTS, LLC**

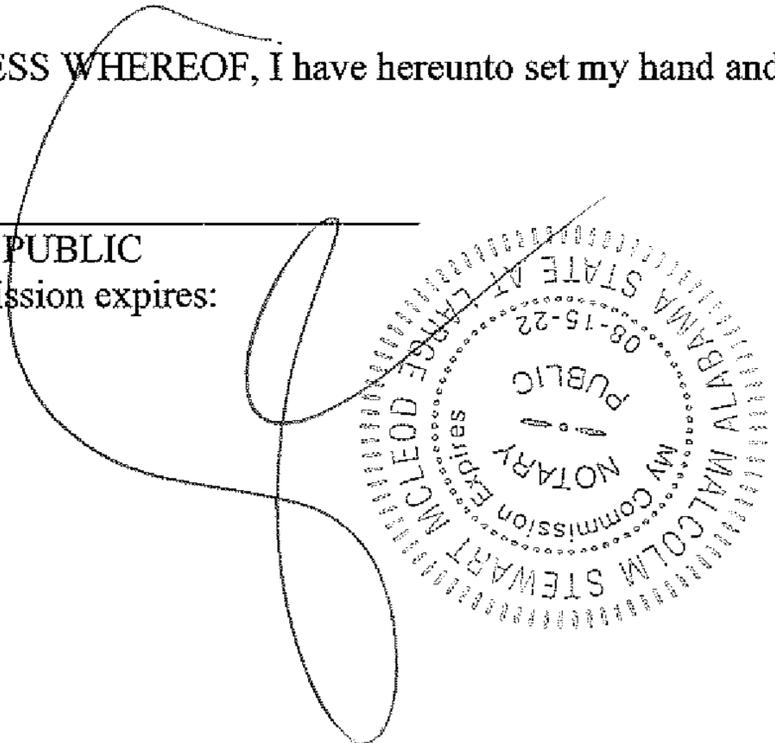
  
\_\_\_\_\_  
By: **Issac David**  
Its: **Sole Member**

STATE OF ALABAMA                    )  
                                                          )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **ISSAC DAVID**, as **Sole Member of INTERNATIONAL INVESTMENTS, 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 instrument, he, as said Sole Member, and full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of June, 2021.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name INTERNATIONAL INVESTMENTS, LLC

Grantee's Name JAY MOSLEY

Mailing Address LOT 17A, RESURVEY OF LOTS 17, 18 & 19 PELHAM, AL

Mailing Address LOT 17A, RESURVEY OF LOTS 17, 18 & 19 PELHAM, AL

Property Address LOT 17A, RESURVEY OF LOTS 17, 18 & 19 PELHAM, AL

Date of Sale June 15, 2021

Total Purchase Price \$20,000.00

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, Closing Statement, Appraisal, Other

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 June 15, 2021

Print Malcolm S. McLepd

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

File 210568



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 06/16/2021 01:05:45 PM \$48.00 BRITTANI 20210616000293940

Form RT-1 Alabama 08/2012 LSS

Alvin S. Boyd