

20210625000309130  
06/25/2021 10:20:02 AM  
DEEDS 1/3

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker Road  
Suite 201  
Helena, AL 35080

Sent tax notice to:  
VSP Birmingham LLC  
3595 Piedmont Road Northeast  
Building 11, Suite 300  
Atlanta, GA 30305

## WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED NINETY-EIGHT THOUSAND AND 00/100 Dollars (\$198,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Paul Moore, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **VSP Birmingham LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 78, ACCORDING TO THE SURVEY OF SCOTTSDALE, SECOND ADDITION, AS SHOWN BY MAP RECORDED IN MAP BOOK 7, PAGE 118, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**"Paul Moore is the surviving grantee in that certain Warranty Deed recorded in Instrument Number 20020626000299680, Donna A. Moore having died on or about Aug. 18, 2019."**


Subject to:

1. Taxes for the year 2021 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, its successors 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 grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 24th day of June, 2021.

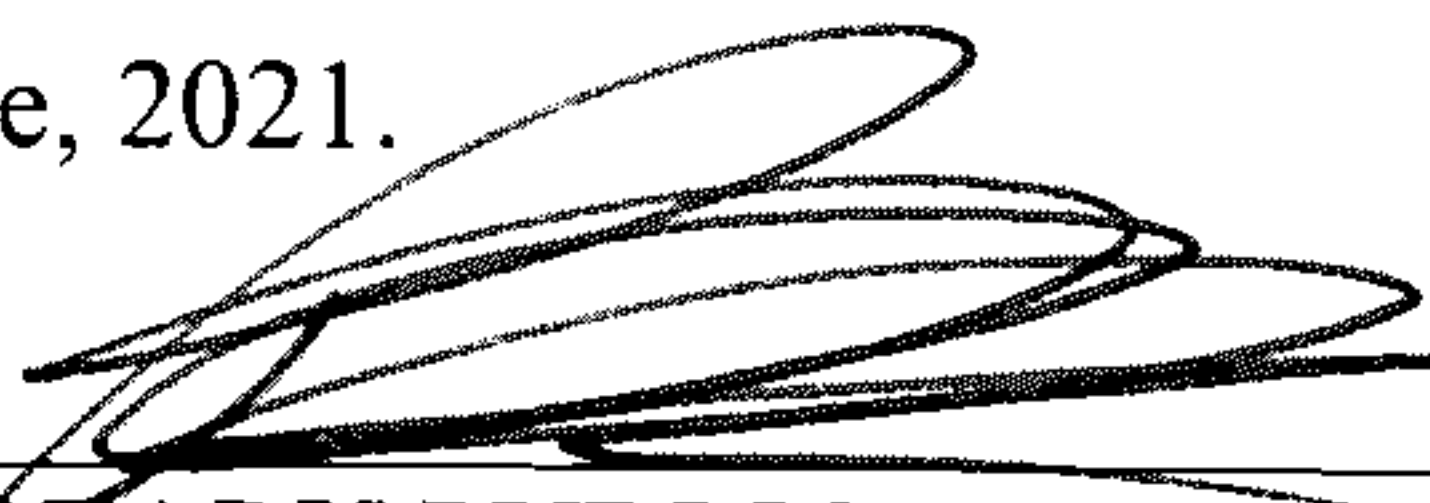
 (SEAL)  
Paul Moore

**GENERAL ACKNOWLEDGEMENT**

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Moore whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, 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 and official seal this 24th day of June, 2021.

  
NOTARY PUBLIC

My Commission Expires: 02/24/2025

Phillip W. Smith  
Notary Public, Alabama State At Large  
My Commission Expires February 24, 2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/25/2021 10:20:02 AM  
\$226.00 JOANN  
20210625000309130

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name	<u>Paul Moore</u>	Grantee's Name	<u>VSP Birmingham LLC</u>
Mailing Address	<u>196 Burwyck Park</u> <u>Saline, MI 48176</u>	Mailing Address	<u>3595 Piedmont Road Northeast</u> <u>Building 11, Suite 300</u> <u>Atlanta, GA 30305</u>
Property Address	<u>1136 Henry Drive</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>June 24, 2021</u>
		Total Purchase Price	<u>\$198,000.00</u>
		Or	
		Actual Value	\$ <u>                    </u>
		Or	
		Assessor's Market Value	\$ <u>                    </u>

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)

<u>      </u> Bill of Sale	<u>      </u> Appraisal
<u>  X  </u> Sales Contract	<u>      </u> Other
<u>      </u> 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 6/24/2021 Print Julie Brown

       Unattested

(verified by)

Sign

Julie Brown  
(Grantor/Grantee/ Owner/ Agent) circle one