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Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: KALM Real Estate, LLC 710 Industrial Park Drive Pelham, AL 35124

Hoover, AL 35226		Pelnam, AL 35124

STATE OF ALABAMA)	TT/ATOTO A REFERENCE TO TOTAL
COUNTY OF SHELBY) }	WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$105,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **MELANIE T. LYONS**, an unmarried woman (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **KALM REAL ESTATE**, **LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

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

\$105,000.00 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, its heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenant with Grantee, and with its heirs and assigns, that Grantors are 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 her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantor has set her hand and seal this the 29th day of June, 2021.

MELANE T. LYONS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **MELANIE T. LYONS**, 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, she executed the same voluntarily on the day the same bears date.

IN WITNES, WHEREOF, I have hereunto set my hand and seal this the 29th day of June, 2021.

NOTARY PUBLIC

My commission expires:

Exhibit A

Legal Description

Unit 502, in Horizon, a condominium, as established by that certain Declaration of Condominium of Horizon, a condominium, which is recorded in Inst. # 2001-40927, to which Declaration of Condominium a plan is attached as exhibit "A" thereto, said plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, to which said Declaration of Condominium the By Laws of the Horizon Condominium Association, Inc. is attached as exhibit :D" together with an undivided interest in the common elements assigned to said unit, as shown in exhibit "C" of said Declaration of Condominium.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Grantee's NameKALM REAL ESTATE, LLC MELANIE T. LYONS Grantor's Name Mailing Address1053 COMMERCE BLVD **502 MORNING SUN DRIVE** Mailing Address **PELHAM, AL 35124** BIRMINGHAM, AL 35242 Date of SaleJune 29, 2021 **502 MORNING SUN DRIVE** Property Address BIRMINGHAM, AL 35242 Total Purchase Price\$105,000.00 or Actual Value OL 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) Appraisal Bill of Sale Sales Contract Other X 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). 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 Malcolm-8. Wicheod Print June 29, 2021 Sign Unattested (Grantor/Grantee/Owner/Agent) circle one (verified by)

Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 06/30/2021 01:53:32 PM

\$136.00 JOANN 20210630000317840

