

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
Simplify Properties, LLC
270 Doug Baker Blvd, Suite 700-387
Birmingham, AL 35242

WARRANTY DEED

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of Ten and NO/100 Dollars---(\$10.00) and other good and valuable consideration paid to the undersigned grantor, **Tiffany Helms a/k/a Tiffany Dyl and Jeffery L. Dyl**, wife and husband, of 2739 Wellington Drive, Pelham, AL 35124 (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Simplify Properties, LLC**, an Alabama limited liability company, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 9, according to the Survey of Chanda Terrace, 6th Sector, as recorded in Map Book 16, Page 10, in the Probate Office of Shelby County, Alabama.

Property Address: 2739 Wellington Drive, Pelham, AL 35124

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.

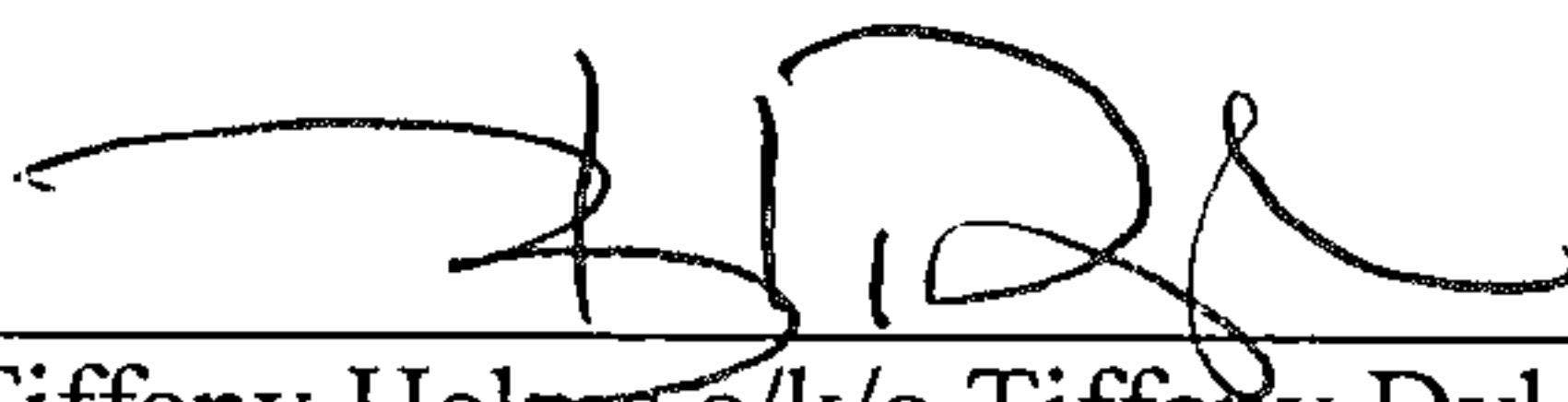
Mineral and mining rights excepted not owned by grantor.

Tiffany Helms and Tiffany Dyl are one in the same person.

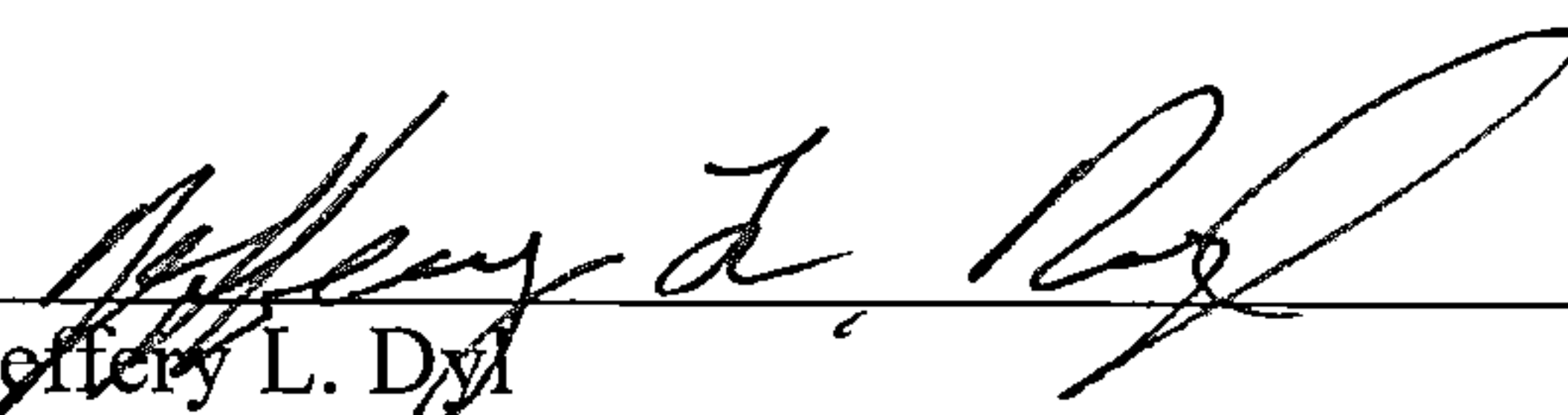
TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her/their signature(s) and seal(s), this the 30th day of June, 2021.



Tiffany Helms a/k/a Tiffany Dyl



Jeffery L. Dyl

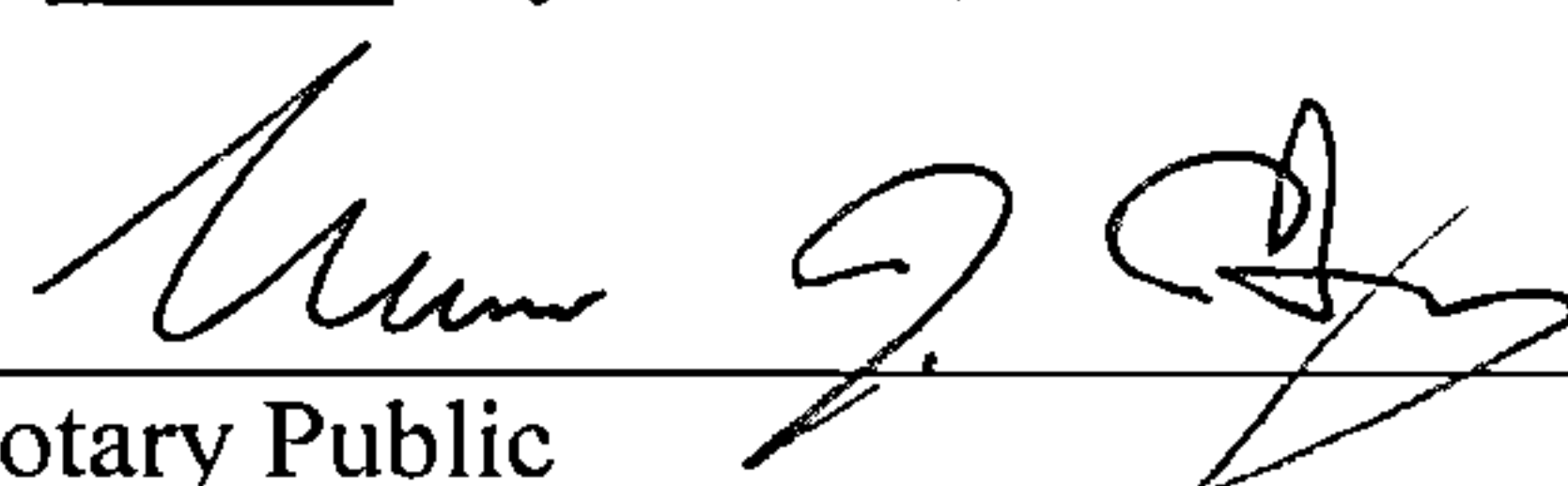
**STATE OF ALABAMA
JEFFERSON COUNTY***

General Acknowledgment

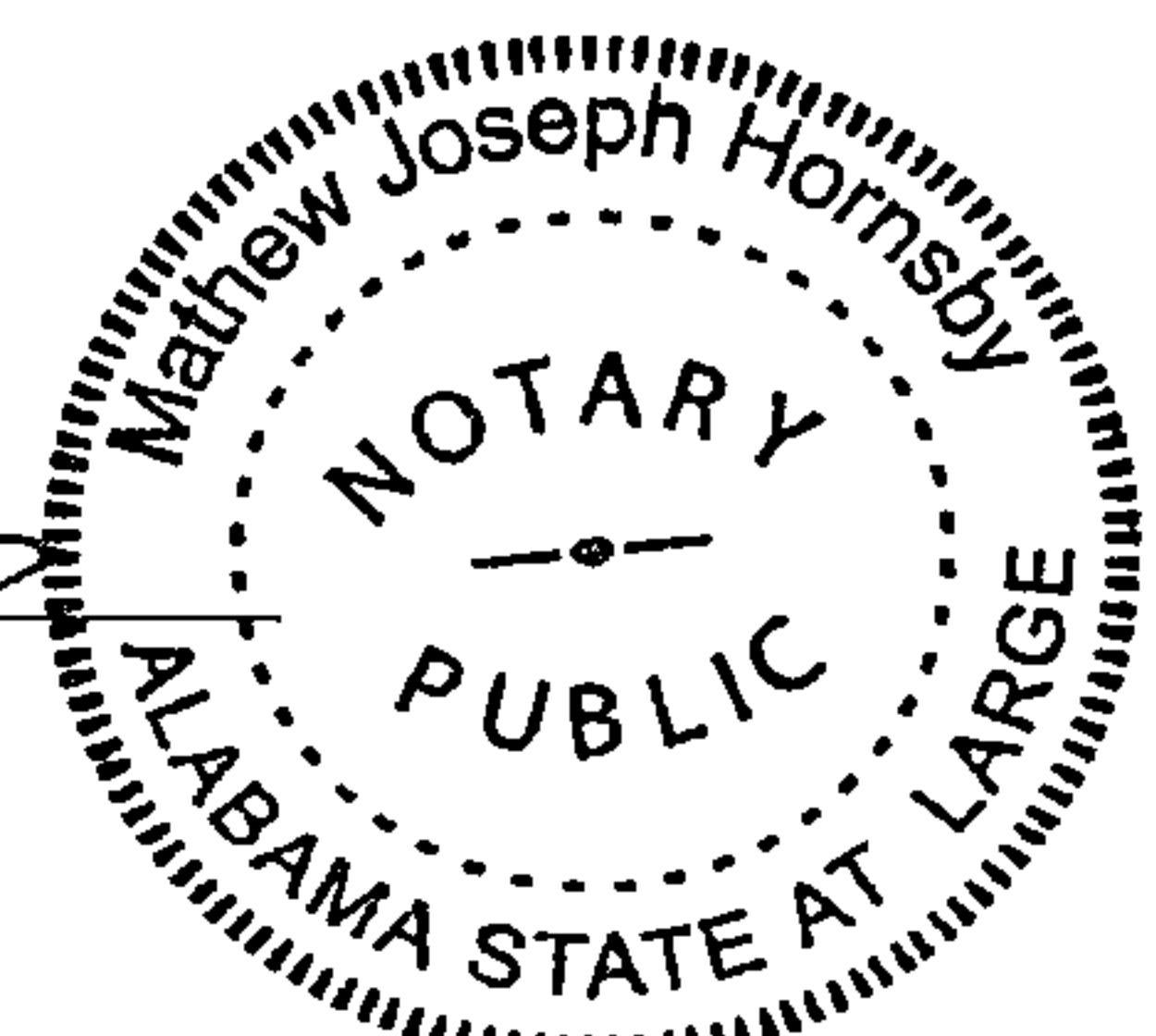
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tiffany Helms a/k/a Tiffany Dyl and Jeffery L. Dyl**, wife and husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, they executed the same voluntarily.

Given under my hand and official seal, this 30th day of June, 2021.

My Commission Expires: 9/17/24



Notary Public





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2021 11:33:33 AM
S228.50 JOANN
20210701000319800

Ann S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Tiffany Helms aka Tiffany Dyl
Mailing Address Jeffery L. Dyl
2739 Wellington Drive
Pelham, AL 35124

Grantee's Name Simplify Properties, LLC
Mailing Address 270 Doug Baker Blvd.
Suite 700-387
Birmingham, AL 35242

Property Address 2739 Wellington Drive
Pelham, AL 35124

Date of Sale 6/30/21
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 202,300.00

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 Tax Assessor
☐ 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 6/30/21

Print Hornsby & Hornsby

☒ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1