

This instrument was prepared by:

Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:

B. Ray Hardman and Roberta
Hardman
8129 Annika Dr
Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FOUR HUNDRED EIGHTY EIGHT THOUSAND FIVE HUNDRED SEVENTY SIX AND 00/100 DOLLARS (\$488,576.00)** to the undersigned grantor, **FLEMMING PARTNERS, LLC**, an Alabama Limited Liability Company, (herein referred to as Grantor) in hand paid by the grant herein, the receipt whereof is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **B. Ray Hardman and Roberta B. Hardman**, (herein referred to as Grantees) as tenants in common and with equal rights and interests for the period or term that the Grantees shall both survive, then unto the survivor of the said Grantees at the death of the other, and upon the death of the last of the Grantees, unto **William E. Hardman and Robert R. Hardman**, in fee simple forever as tenants in common, a vested remainder interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4112, according to the Survey of Abingdon by the River, Phase 2, as recorded in Map Book 53, Page 43 in the Probate Office of Shelby County, Alabama.

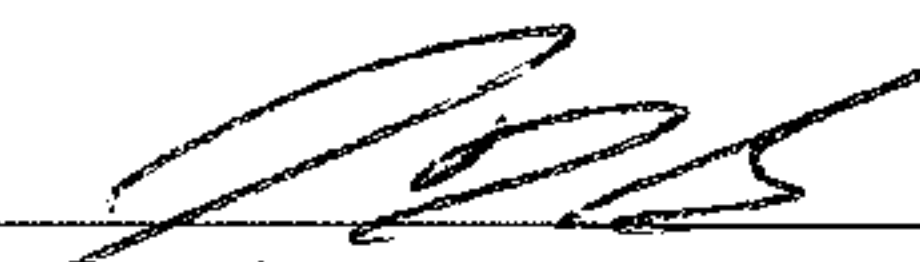
SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said Grantees, in the manner and interests as set forth and stated herein above, it being the express intention of the Grantors to create a life estate in each of the Grantees herein, and a vested remainder interest as set forth above.

And the Grantor does hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said Grantor, by J. Daryl Spears, its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 8th day of July, 2021.

Flemming Partners, LLC,
an Alabama limited liability company

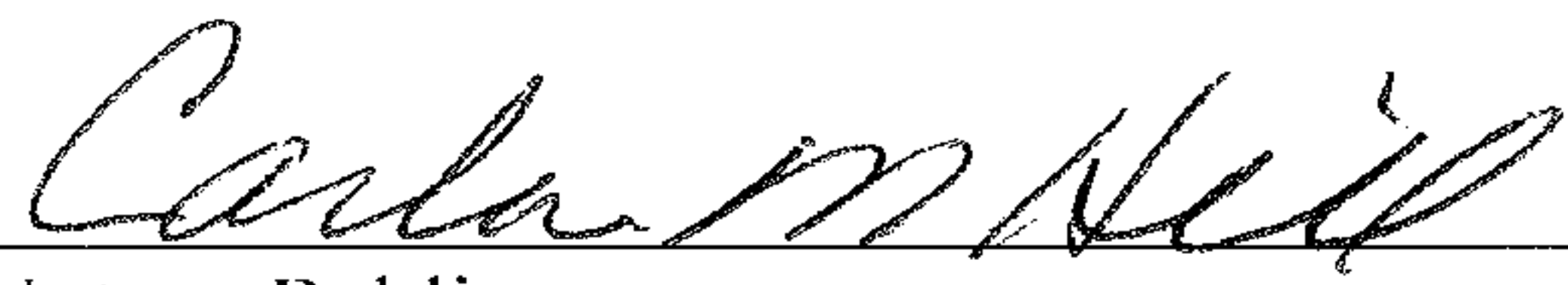
By: 
Name: J. Daryl Spears
Its: Authorized Representative

STATE OF ALABAMA)

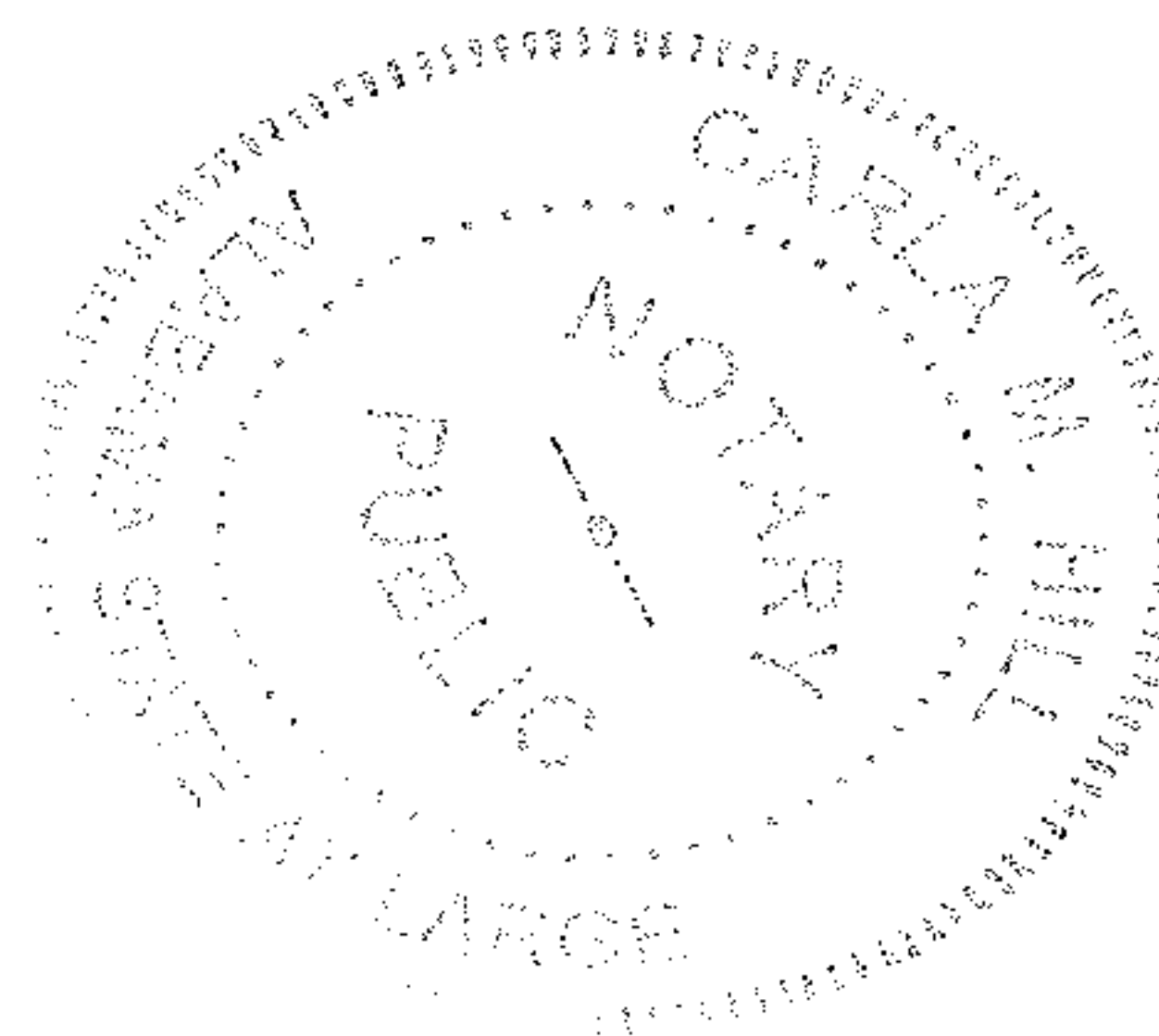
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. DARYL SPEARS**, whose name as Authorized Representative of Flemming Partners, LLC, an Alabama limited liability company, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be effective on the 8th day of July, 2021, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 8th day of July, 2021.


Notary Public

My Commission expires: 03/23/23





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2021 09:24:04 AM
\$517.00 BRITTANI
20210713000339190

20210713000339190 07/13/2021 09:24:04 AM DEEDS 3/3

Allen 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 Flemming Partners, LLC
Mailing Address 3545 Market Street
Hoover, AL 35226

Property Address 8129 Annika Dr
Hoover, AL 35244

Grantee's Name B. Ray Hardman and Roberta B. Hardman
Mailing Address 500 Oakline Drive
Birmingham, AL 35226

Date of Sale July 8, 2021
Total Purchase Price \$488,576.00
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 ☐ 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 7/8/21 Print Carla M Hill Sign Carla M Hill
Unattested (verified by) (Grantor/Grantee/ Owner/Agent) circle one