

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Ben Byrd Homes, LLC
824 Columbiana Rd
Birmingham AL 35209

GENERAL WARRANTY DEED

M 24498 ①
STATE OF ALABAMA }

COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Sixty Thousand Dollars and NO/100 (\$260,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Judith B. Milner, a single person**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Ben Byrd Homes, 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:

A parcel of land located in the NE 1/4 of Section 27, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of Lot 7, Block 2, of Cherokee Forest, First Sector, as recorded in Map Book 5, Page 17, in the probate office of Shelby County, Alabama; thence in an Easterly direction along the projection of the Northerly line of said Lot 7 a distance of 250 feet, thence 90° right in a Southerly direction a distance of 477 feet to the point of beginning; thence continue along last described course a distance of 200 feet, thence 90° left in an Easterly direction a distance of 435 feet; thence 90° left in a Northerly direction a distance of 200 feet, thence 90° left in a Westerly direction a distance of 435 feet to the point of beginning.

Also, a parcel of land located in the NE 1/4 of Section 27, Township 19, Range 2 West, more particularly described as follows: Commence at the Northeast corner of Lot 7, Block 2, of Cherokee Forest, First Sector, as recorded in Map Book 5, Page 17, in the office of the judge of probate of Shelby County, Alabama; thence in an Easterly direction along the projection of the Northerly line of said Lot 7 a distance of 250 feet; thence 90° right in a Southerly direction a distance of 427 feet to the point of beginning; thence continue along the last described course a distance of 50 feet; thence 90° left in an Easterly direction a distance of 435 feet; thence 90° left in a Northerly direction a distance of 50 feet; thence 90° left in a Westerly direction a distance of 435 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through the purchase money mortgage closed herewith.

M211498

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this 5th day of August, 2021

Judith B. Milner
Judith B. Milner
STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Judith B. Milner** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of August, 2021

Notary Seal

[Signature]
Notary Public
My commission expires: 6/22/2025



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Judith B. Milner

Grantee's Name

Ben Byrd Homes, LLC

Mailing Address 277 Creekside Ln.
Pelham, AL 35124

Mailing Address

824 Columbiana Rd
Bham, AL 35209

Property Address

Date of Sale

August 5th, 2021

5537 Timber Hill Rd, Birmingham, AL 35242

Total Purchase Price

\$260,000.00

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

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 8-5-21Print James GoufaSign [Signature]
(Grantor/Grantee/Owner/Agent) circle one**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****08/06/2021 11:48:41 AM****\$288.00 JOANN****20210806000382020**Ben S. Byrd