

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 Eighty Three Thousand Five Hundred and NO/100 Dollars--- (\$83,500.00) and other good and valuable consideration paid to the undersigned grantor, **Chad Bloomfield** and **Amelia Bloomfield**, husband and wife, of 1881 20th Street, Calera, AL 35040 (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:

See attached Exhibit A for Legal Description.

Property Address: 1881 20th Street, Calera, AL 35040

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

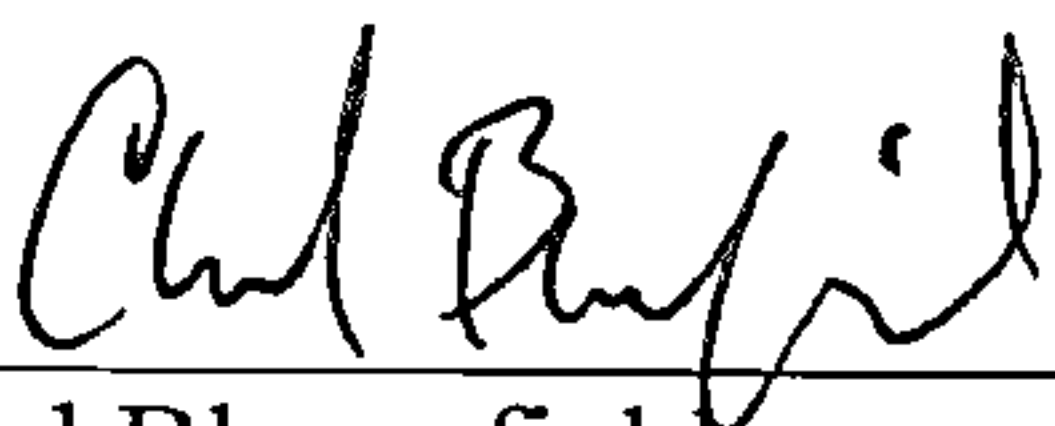
Mineral and mining rights excepted not owned by grantor.

Consideration herein taken from settlement statement.

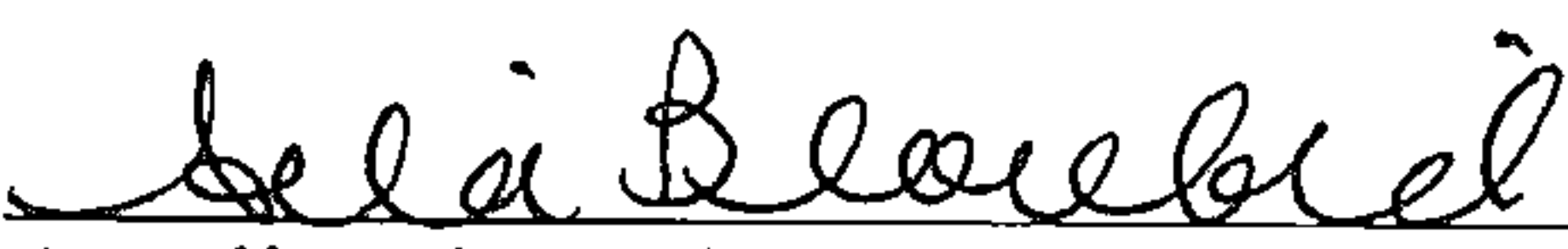
TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

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 20th day of August, 2021.



Chad Bloomfield



Amelia Bloomfield

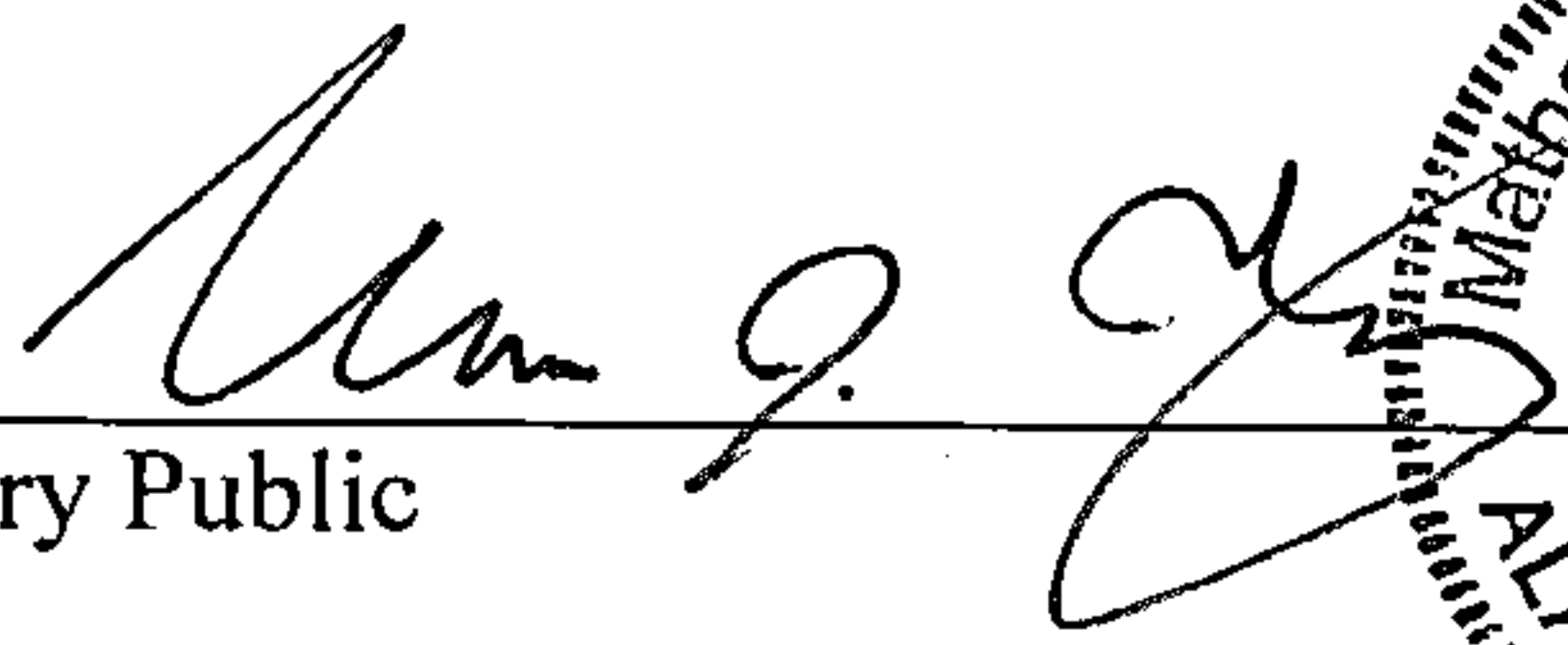
**STATE OF ALABAMA
JEFFERSON COUNTY***

General Acknowledgment

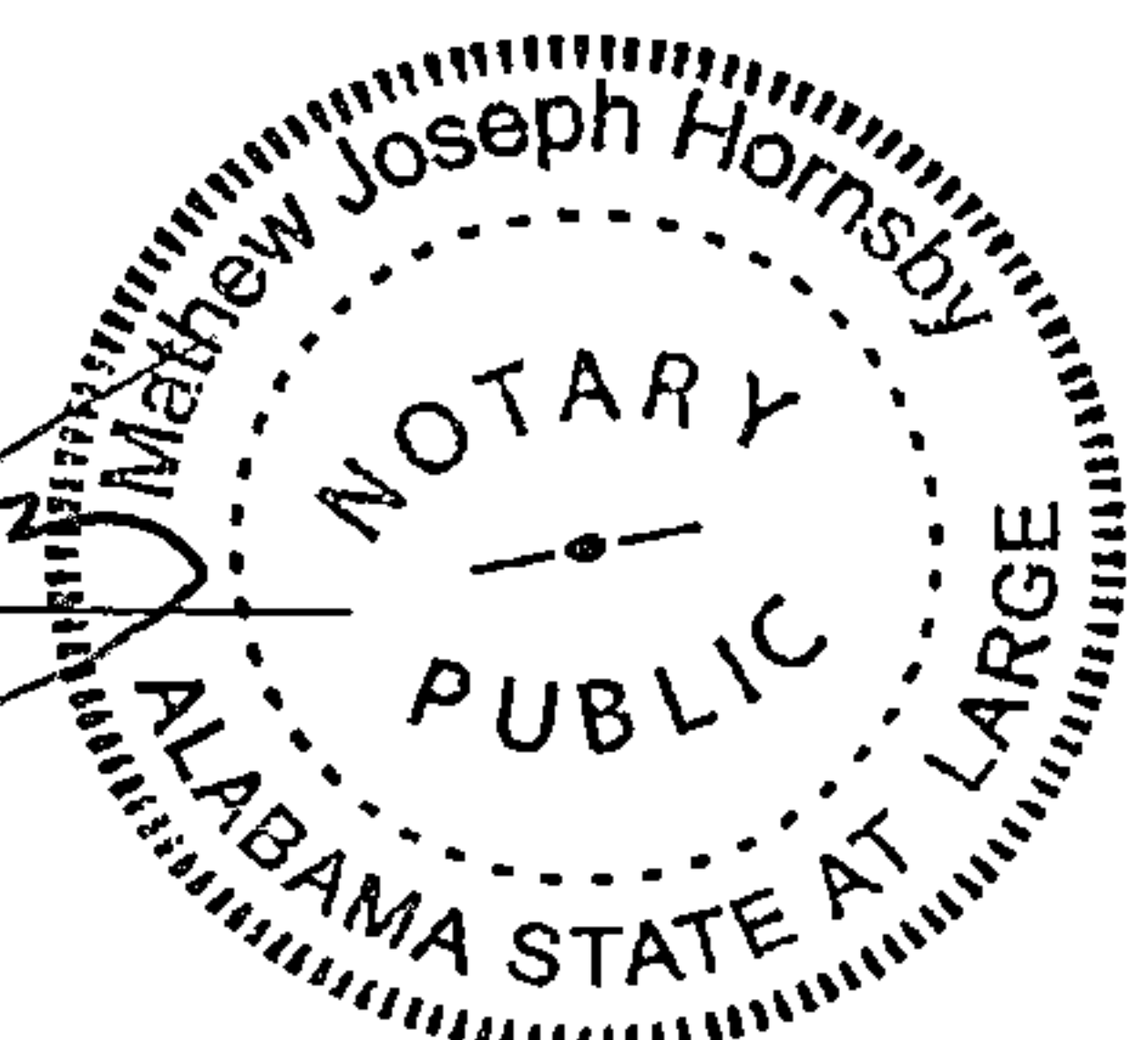
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Chad Bloomfield** and **Amelia Bloomfield**, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents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

Given under my hand and official seal, this 20th day of August, 2021.

My Commission Expires: 9/17/24



Notary Public



LEGAL DESCRIPTION

Parcel I:

Lot 4, according to Capps Subdivision, as recorded in Map Book 3, Page 155, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II:

Lot 5 and the South $\frac{1}{2}$ of Lot 4, according to the Map and Survey of Calmont Heights, as recorded in Map Book 3, Page 140, in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Commencing at the Southeast corner of Section 20, Township 22, Range 2 West, and run thence in a Westerly direction along Freeman's Base Line and the South line of said Section for a distance of 146.13 feet to the point of beginning; thence turn an angle of 64 Degrees 49 Minutes to the right and run a distance of 192.72 feet; turn thence an angle of 90 Degrees 00 Minutes to the left and run 127 feet; turn thence an angle of 94 Degrees 58 Minutes to the left and run a distance of 140.53 feet to a point of intersection with the Base line and with the South line of said Section 20; turn thence an angle of 59 Degrees 51 Minutes to the left and run thence in an Easterly direction along said Base line and the South line of said Section 20 for a distance of 124.31 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/20/2021 04:02:04 PM
 \$111.50 CHERRY
 20210820000408720

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 | Chad Bloomfield | Grantee's Name | Simplify Properties, LLC |
| Mailing Address | Amelia Bloomfield 1881 20th Street Calera, AL 35040 | Mailing Address | 170 Doug Baker Blvd. Suite 700-387 Birmingham, AL 35242 |
| Property Address | 1881 20th Street Calera, AL 35040 | Date of Sale | 8/20/21 |
| | | Total Purchase Price | \$ 83,500.00 |
| | | 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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> 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 8/20/21

Print

Hornsby & Hornsby

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1