

Send Tax Bills To:
High Tide Properties LLC
c/o Michael Foushee
2162 Chalybe Drive
Birmingham, Alabama 35226

This Instrument Prepared by:
Neil E. Senkbeil, Esq.
Deep South Title, LLC
4000 Eagle Point Corporate
Birmingham, Alabama 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is acknowledged, the undersigned, **MICHAEL FOUSHEE**, a married man and **BENJAMIN CALHOUN**, a married man (collectively referred to as "Grantors") do hereby grant, bargain, sell and convey unto **HIGH TIDE PROPERTIES LLC**, an Alabama limited liability company ("Grantee"), and its successors and assigns, the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

Lot 82, according to the Survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, Page 147, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to a mortgage in the amount of \$104,000.00 recorded as Instrument No. 20181018000368280, in said Probate Office.

Subject to all covenants, conditions, restrictions, easements and mortgages of record.

This instrument was prepared without benefit of title examination and drafter makes no representations or warranties respecting same.

Subject property is not the homestead of the grantors or their spouses.

TO HAVE AND TO HOLD to the said Grantee, and the successors and assigns of Grantee. And Grantors do for themselves, and for the heirs, executors, administrators, successors and assigns of Grantor covenant with the said Grantee, and the successors and assigns of Grantee, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and the heirs, executors, administrators, successors and assigns of Grantors shall warrant and defend the same to the said Grantee, and the successors and assigns of Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of this 4th day of January, 2022.

"GRANTOR:"

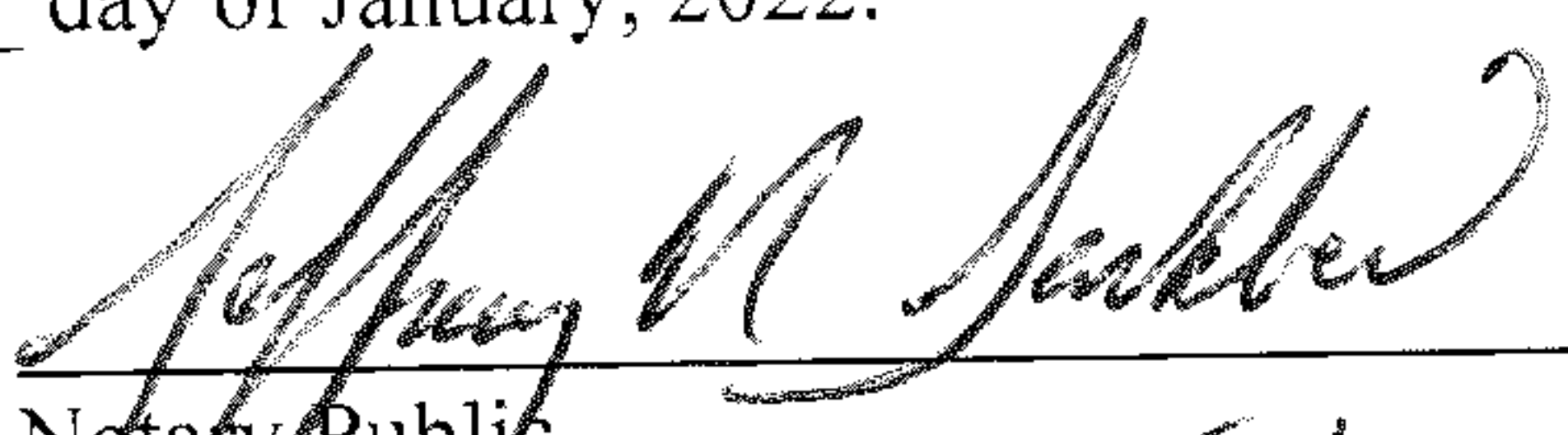

_____[SEAL]
Michael Foushee


_____[SEAL]
Benjamin Calhoun

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MICHAEL FOUSHEE**, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 2022.

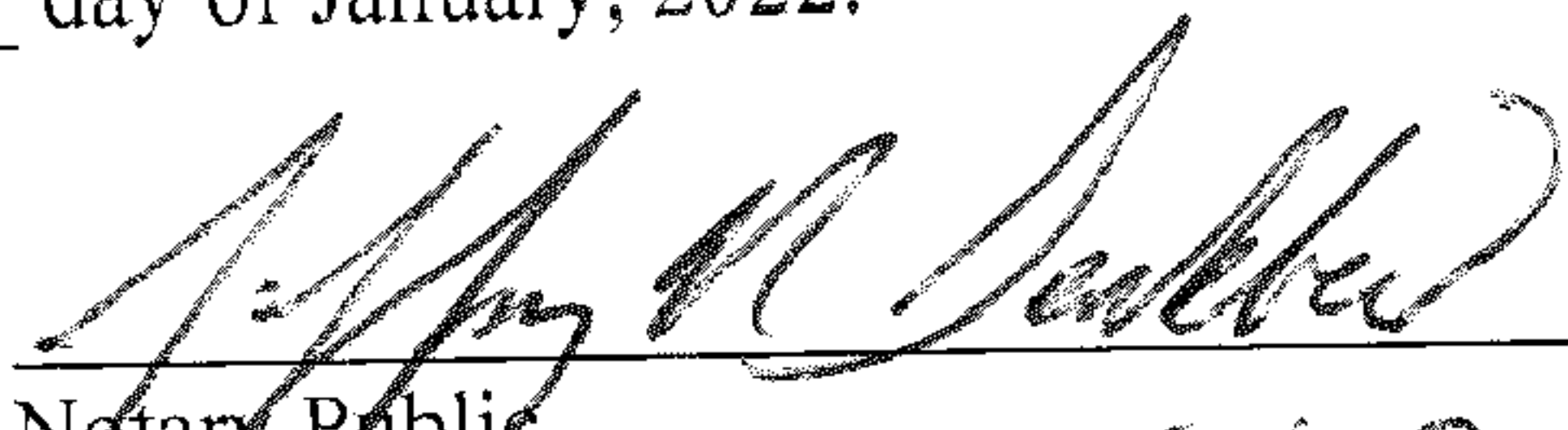


Notary Public
My Commission Expires: 5-6-2025

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **BENJAMIN CALHOUN**, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 2022.



Notary Public
My Commission Expires: 5-6-2025

Real Estate Sales Validation Form

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

Grantor's Name Michael Foushee
 Mailing Address Benjamin Calhoun
 2162 Chalybe Drive
 Birmingham, AL 35226

Grantee's Name High Tide Properties LLC
 Mailing Address 2162 Chalybe Drive
 Birmingham, AL 35226

Property Address 400 Cambrian Ridge Trail
 Pelham, AL 35124

Date of Sale January 4, 2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 147,500.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/05/2022 02:23:27 PM
 \$175.50 BRITTANI
 20220105000005840

Allen S. Byrd

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 Subject to mortgage in the amount of \$104,000.00

☐ 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 1-4-2022Print Jeffrey N. Senkbeil

Sign

Jeffrey N. Senkbeil
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1