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01/07/2022 01:58:41 PM
DEEDS 1/2

This Instrument was prepared by:
Gregory D. Harrelson, Esq
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Dale Buird
Cindy Buird
4716 Eagle Wood Court
Birmingham, AL 35242

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of ONE HUNDRED TEN THOUSAND and 00/100 DOLLARS (\$110,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, IRBY HOME BUYERS, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto DALE BUIRD, CINDY BUIRD and MICHAEL BUIRD (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 35, according to the amended map of Hanna Farms, as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.

also one (1) used 2000 Redman double-wide manufactured house bearing Vin #14904343A/B, said Certificates of Title being cancelled/surrendered with the Alabama Department of Motor Vehicles on April 1, 2016.

Subject to: (1) Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

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

IN WITNESS WHEREOF, the said Grantor, by its authorized representative who is authorized to execute this conveyance, has hereunto set its hand and seal this the 9th day of December, 2021.

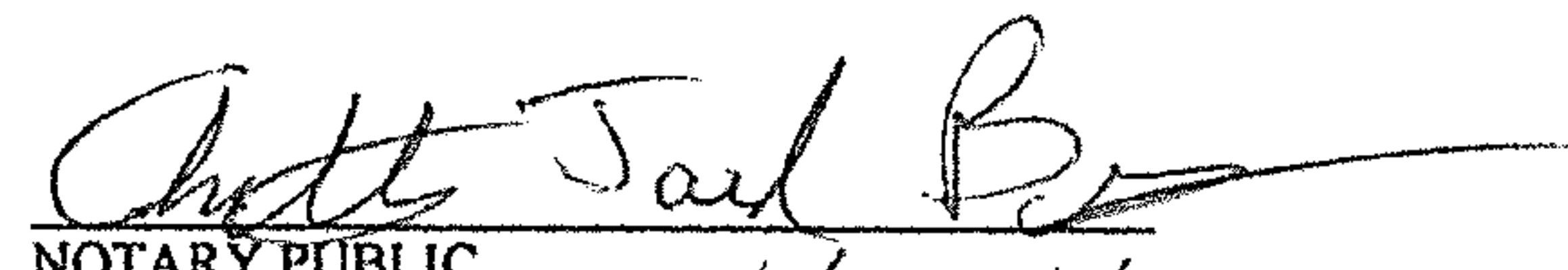
Irby Home Buyers, LLC

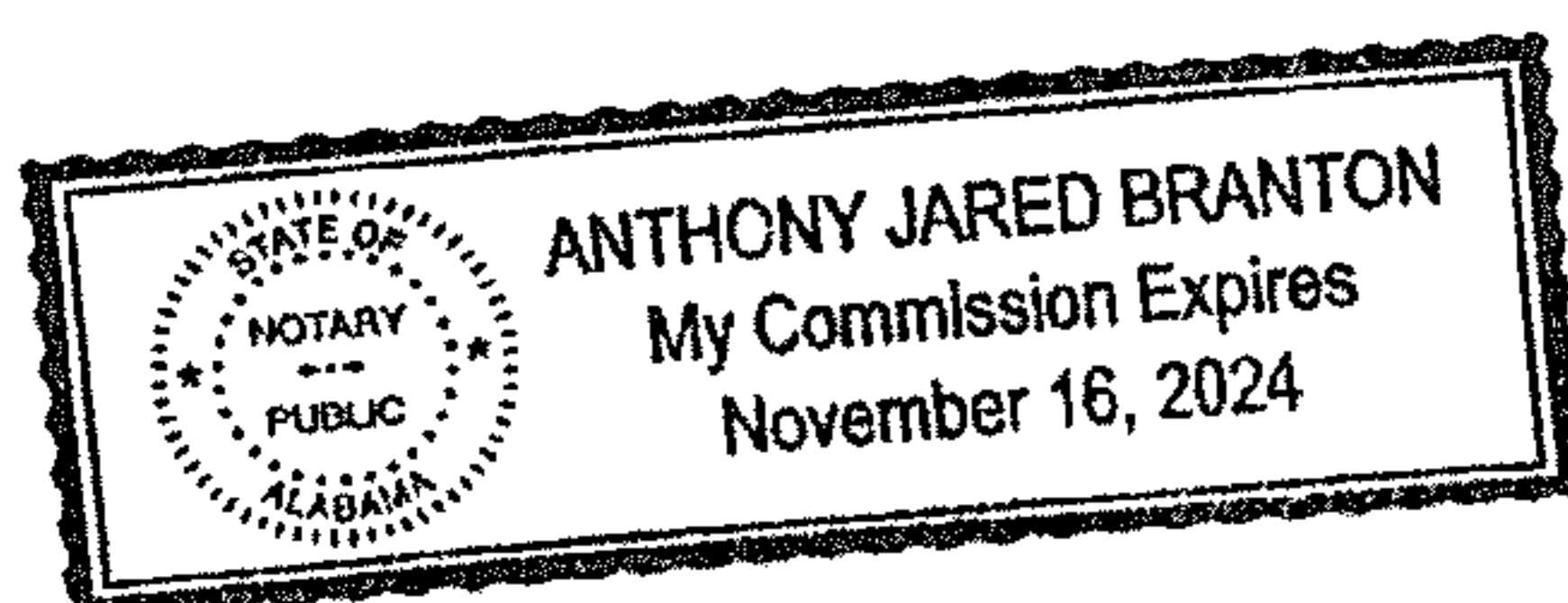

By: Michelle Gabrielse
Its: Transaction Coordinator

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michelle Gabrielse, whose name as Transaction Coordinator is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such authorized representative and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this the 9th day of December, 2021.


NOTARY PUBLIC
My Commission Expires 11/16/24





Alvin 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 Irby Home Buyers LLC
Mailing Address 1 Saint Louis Drive
Mobile, AL 36602

Grantee's Name Dale Buird, etal
Mailing Address 4716 Eagle Wood Court
Birmingham, AL 35242

Property Address 100 Tyler Circle
Vincent, AL 35178

Date of Sale 12/09/2021
Total Purchase Price \$ 110,000

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
☒ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____

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 12/9/2021

Print Michael Buird

Unattested _____

Sign Michael Buird

(verified by)

(Grantor/Grantee/Owner/Agent) circle one