

20220114000018110 1/2 \$288.00 Shelby Cnty Judge of Probate, AL 01/14/2022 01:44:17 PM FILED/CERT

Send Tax Notice To: Five Star Investments, LLC 400 Castlebridge Circle Hoover, AL 35242

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223

STATE OF ALABAMA	) :	GENERAL WARRANTY DEED
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Sixty-Three Thousand and 00/100 (\$263,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Fonda R. Johnson, a married woman (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Five Star Investments, LLC, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 113, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.

Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein does not constitute the homestead of the grantor nor that of her spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and GRANTOR has a good right to sell and convey said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 7th day of January, 2022.

Fonda R. Johnson

STATE OF ALABAMA )
:
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Fonda R. Johnson, a married woman, whose name 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 Instrument she executed the same voluntarily on the day the same bears date.

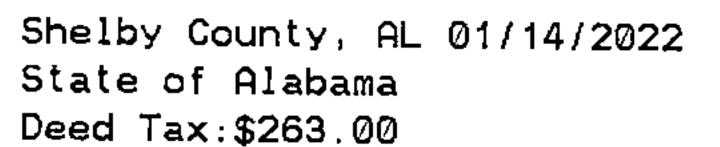
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of January, 2022.

: My Comm. Expires:

June 2, 2023

NOTARY PUBLIC

My Commission Expires: 06-02-2023



## Real Estate Sales Validation Form

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

Grantor's Name	Fonda R. Johnson	Grantee's Name	Five Star Investments, LLC	
Mailing Address	4000 Saint Charles Drive Birmingham, AL 35242	Mailing Address	400 Castlebridge Circle Birmingham, AL 35242	
Property Address	1235 Berwick Road Birmingham, AL 35242	Date of Sale	January 7, 2022	
		Total Purchase Price	<u>\$_263,000.00</u>	
		or		
_ ^	11.0000018110 2/2 \$288.00 11.0000018110 2/2 \$288.00	Actual Value	<u>\$</u>	
	20220114000018110 2/2 \$288.00 20220114000018110 ef Probate, AL Shelby Cnty Judge of PM FILED/CERT Shelby Cnty 01:44:17 PM FILED/CERT	or		
•	202201140000018110 of Probate; No. Shelby Cnty Judge of PM FILED/CERT 01/14/2022 01:44:17 PM FILED/CERT	Assessor's Market Value	<u>\$</u>	
•	r actual value claimed on this form can be dation of documentary evidence is not requ		ntary evidence:	
☐ Bill of Sale ☐ Sales Contract ☐ Closing Statemer	ontract Other – property tax redemption			
If the conveyance do	cument presented for recordation contains	all of the required information re-	ferenced above, the filing of this form	
<del></del>	Ins	structions		
Grantor's name and mailing address.	mailing address - provide the name of t	he person or persons conveying	g interest to property and their current	
Grantee's name and	mailing address - provide the name of the	person or persons to whom interes	est to property is being conveyed.	
Property address - the property was conveyed	ne physical address of the property being ed.	conveyed, if available. Date of \$	Sale - the date on which interest to the	
Total purchase price offered for record.	- the total amount paid for the purchase of	f the property, both real and pers	onal, being conveyed by the instrument	
-	roperty is not being sold, the true value of is may be evidenced by an appraisal cond	• • •		
the property as deter	d and the value must be determined, the omined by the local official charged with the be penalized pursuant to <u>Code of Alabama</u>	e responsibility of valuing propert	•	
	my knowledge and belief that the informatents claimed on this form may result in the			
Date		Print_Fonda R. Johnson		
Unattested		sign Sign	- Del	
	(verified by)	_	wner/Agent) circle one	

Form RT-1