

**The drafter of this instrument acted as a scrivener only
and no representation is made as to chain of title
or description contained herein.**

2022040500138250 1/3 \$178.00
Shelby Cnty Judge of Probate, AL
04/05/2022 10:51:11 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY) QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **BELTWAY PROPERTIES, LLC, a Georgia limited liability company** (herein referred to as Grantor), hereby does remise, release and quitclaim unto **THERESA WARREN** (herein referred to as Grantee), all its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 216, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium, a Plan, is attached as Exhibit "A" thereto, said Plan being filed for recording in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium by the By Laws of the Horizon Condominium Association, Inc., is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as showing in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

**Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record.
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.**

Deed Reference: Instrument No.: 2021-1209000585440.

TO HAVE AND TO HOLD to the said Grantee, and her heirs and assigns, in fee simple forever.



20220405000138250 2/3 \$178.00
Shelby Cnty Judge of Probate, AL
04/05/2022 10:51:11 AM FILED/CERT

IN WITNESS WHEREOF, this deed was executed by the undersigned on this
the 8th day of March, 2022.

BELTWAY PROPERTIES, LLC

Teresa Warren, Manager
BY: THERESA WARREN, Manager

STATE OF ALABAMA)
GENERAL ACKNOWLEDGEMENT
COUNTY OF TALLAPOOSA)

I, Victoria H. Fisher, a Notary Public in and for said County, in said State, hereby certify that THERESA WARREN, whose name as Manager of BELTWAY PROPERTIES, LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 8th day of March, 2022.



Victoria H. Fisher
NOTARY PUBLIC
My Commission Expires: _____

This instrument was prepared by:

Travis R. Wisdom
The Wisdom Firm LLC
2353 Bent Creek Road, Suite 100
Auburn, AL 36830



2022040500138250 3/3 \$178.00
Shelby Cnty Judge of Probate, AL
04/05/2022 10:51:11 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Beltway Properties LLC
Mailing Address PO Box 1363
Fayetteville, GA
30214

Grantee's Name Theresa Warren
Mailing Address 203 Stagecoach Rd
Dadeville, AL
36853

Property Address 216 Morning Sun Dr
Birmingham, AL
35242

Date of Sale March 8, 2022
Total Purchase Price \$ 150,000.00
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 3/8/22

Print Trans R. Wilson

Unattested

Sign J. R. Wilson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

(verified by)