

SEND TAX NOTICE TO:
William Edward Ray and Valicia Fillingim
Ray
253 Kinross Circle
Pelham, Alabama 35124

20220405000141250
04/05/2022 04:46:43 PM
DEEDS 1/3

This instrument was prepared by
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

Limited Liability Company Warranty Deed

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Four Hundred Seventy One Thousand Four Hundred Fifty dollars & no cents (\$471,450.)** to the undersigned grantor, **DAL Properties, LLC**, A Limited Liability Company, in hand paid by **William Edward Ray and Valicia Fillingim Ray** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby County, Alabama**, towit:

LOT 2461, ACCORDING TO THE SURVEY OF KINROSS HIGHLANDS AT BALLANTRAE, PHASE II, AS RECORDED IN MAP BOOK 54, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$125,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:
Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 54, Page 79.

Covenant for Storm Water Run Off Control as contained in that certain deed filed in Instrument #20210805000379910.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20210805000379880, in the Probate Office of Shelby County, Alabama.

All matters as setout in that certain survey dated 9/7/2021, prepared by William D. Callahan, Jr., PLS AL Reg #28251.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/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, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this **March 30, 2022**.

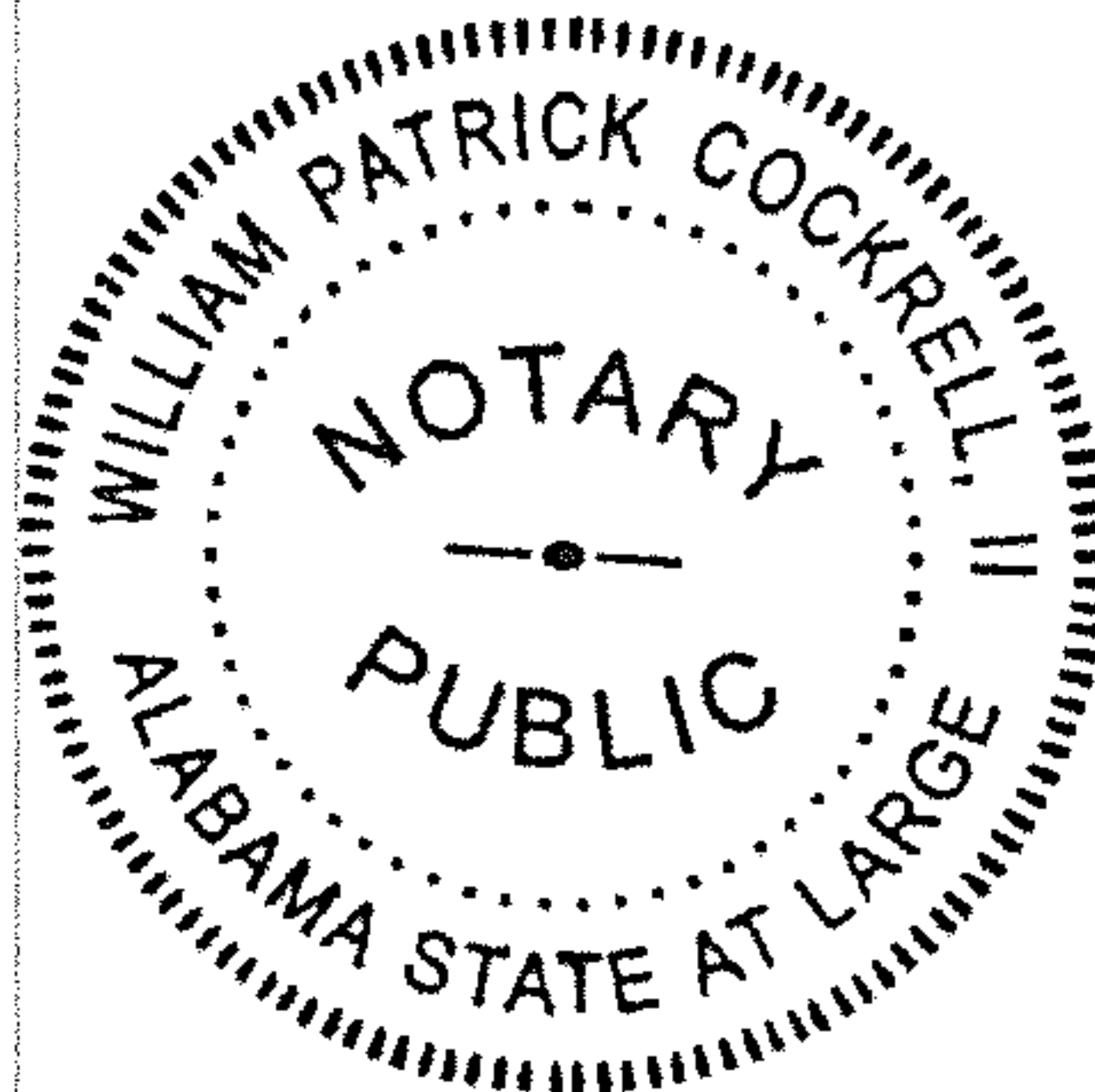
DAL Properties, LLC

By: Courtney Hill Seal
Courtney Hill
Authorized Signer

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Courtney Hill** whose name as Authorized Signer, of **DAL Properties, LLC**, a Limited Liability Company 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, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company. Given under my hand and official seal this 30th day of March, 2022.

[Signature]
Notary Public.
(Seal) 1/7/25
My Commission Expires: ~~1/27/25~~ ①B





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/05/2022 04:46:43 PM
\$374.50 CHARITY
20220405000141250

Alvin S. Bayl

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name DAL Properties, LLC

Grantee's Name William Edward Ray and Valicia Fillingim Ray

Mailing Address 7508 Bear Creek Road
Sterrett, Alabama 35147

Mailing Address 253 Kinross Circle
Pelham, Alabama 35124

Property Address 253 Kinross Circle
Pelham, Alabama 35124

Date of Sale 03/31/2022

Total Purchase Price \$471,450.00

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

☒ 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 of 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 3/31/22

Print William Edward Ray

☐ Unattested

(B)

(verified by)

Sign

William Edward Ray

(Grantor/Grantee/Owner/Agent) circle one