

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Yellow Hammer Properties, Inc  
P.O. Box 59443  
Birmingham, AL 35259

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **TWO HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$267,500.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

**Paul Barcroft, III and Pamela Jane Barcroft, husband and wife**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Yellow Hammer Properties, Inc**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 7, in Block 1, according to the Survey of Applecross, a subdivision of Inverness, as recorded in Map Book 6, Page 42 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.**

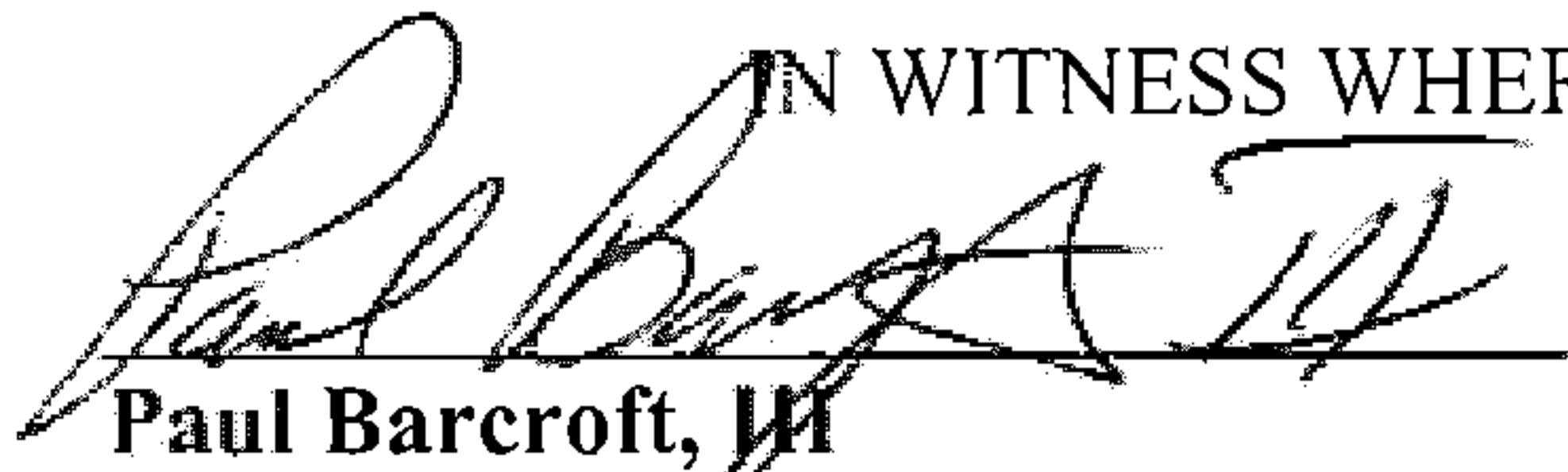
**\$344,075.00** of the proceeds come from a mortgage recorded simultaneously herewith.

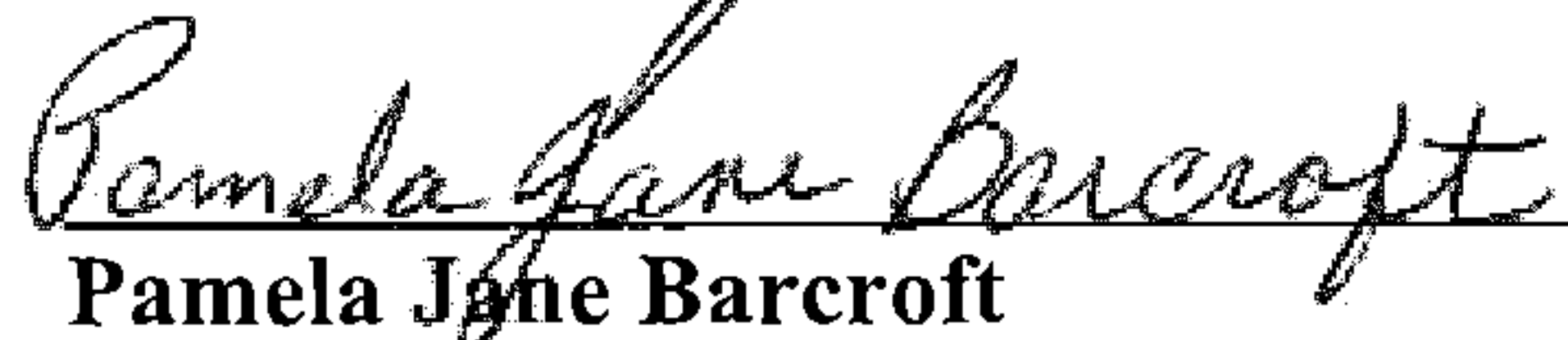
- Subject to:
- (1) 2022 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee its successors and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 8th day of April, 2022

  
Paul Barcroft, III

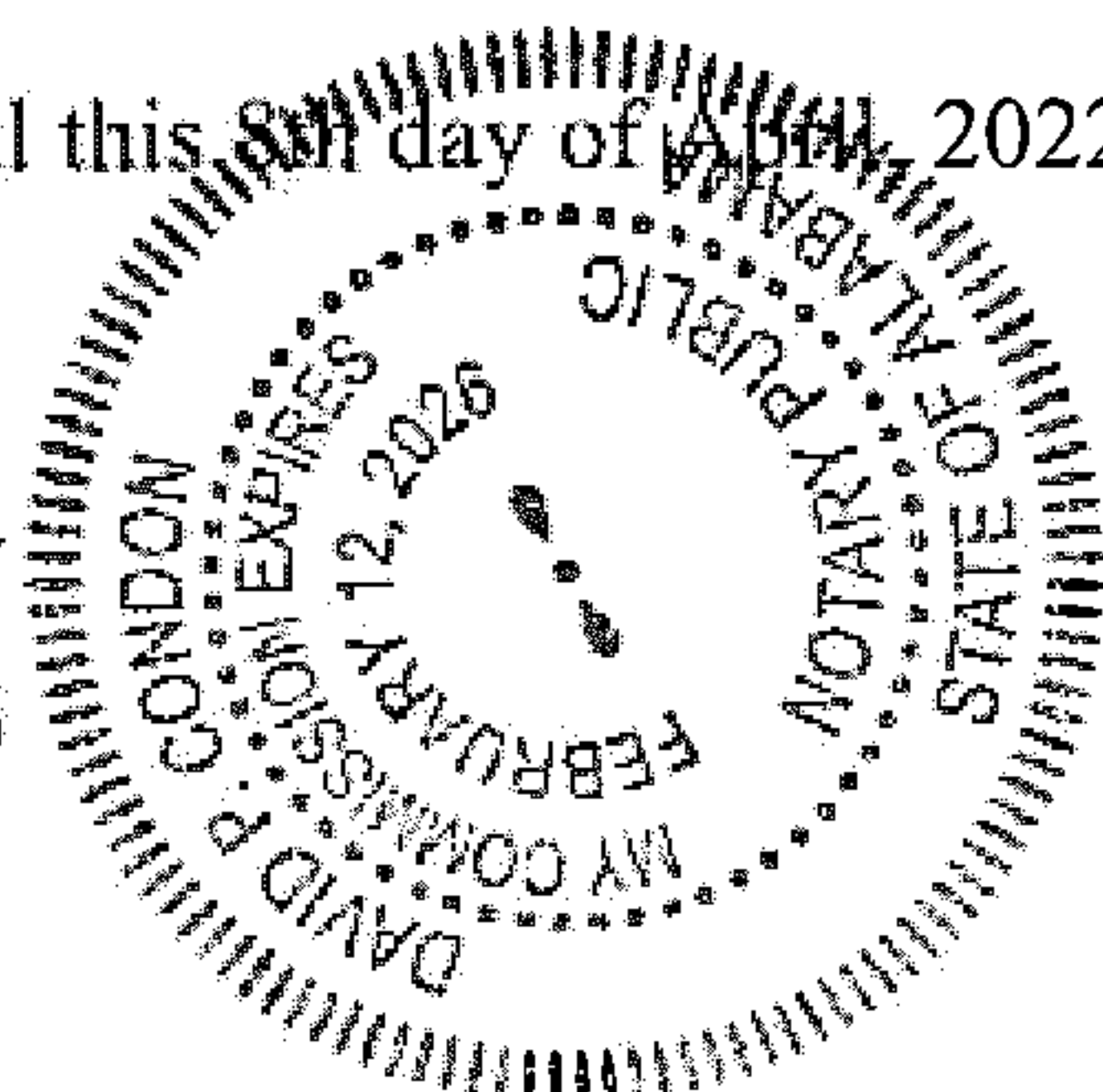
  
Pamela Jane Barcroft

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Paul Barcroft, III and Pamela Jane Barcroft whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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

  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2026



**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Paul Barcroft, III</u>	Grantee's Name	<u>Yellow Hammer Properties, Inc.</u>
Mailing Address	<u>Pamela Jane Barcroft</u> <u>3405 Falcon Wood Lane</u> <u>Birmingham, Al. 35242</u>	Mailing Address	<u>PO Box 59443</u> <u>Birmingham, Al. 35259</u>
Property Address	<u>3405 Falcon Wood Lane</u> <u>Birmingham, Al. 35242</u>	Date of Sale	<u>April 8th, 2022</u>
		Total Purchase Price	\$ <u>267,500.00</u>
		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)

- |   |                                      |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> 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 4-8-22      Print Dawn Bagwell for David P. Condon R.  
 \_\_\_\_\_      Sign Dawn Bagwell  
 Unattested      (verified by)      (Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/12/2022 02:27:27 PM**  
**\$808.65 CHARITY**  
**20220412000149750**

*Allie S. Beyl*