

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

Send tax notice to:  
GP Accounting and Tax Services, LLC  
246 1st Street South  
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY                      KNOW ALL MEN BY THESE PRESENTS

That in consideration of **TWO HUNDRED FORTY THOUSAND AND 00/100 Dollars (\$240,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Trademark Engineering Services, Inc., an Alabama Corporation**

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

**GP Accounting and Tax Services, LLC**

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

**Lot 2, 3 and 4 Block 1 and the North 25 feet of Lot 1 Block 1 according to the survey of Buck Creek Cotton Mills Subdivision as recorded in Map Book 3 Page 9 in the Probate Office of Shelby County Alabama**

- 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;

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representatives, this 20th day of April, 2022

**Trademark Engineering Services, Inc., an Alabama Corporation**

By: Joseph Mark Burnett  
Joseph Mark Burnett, Director

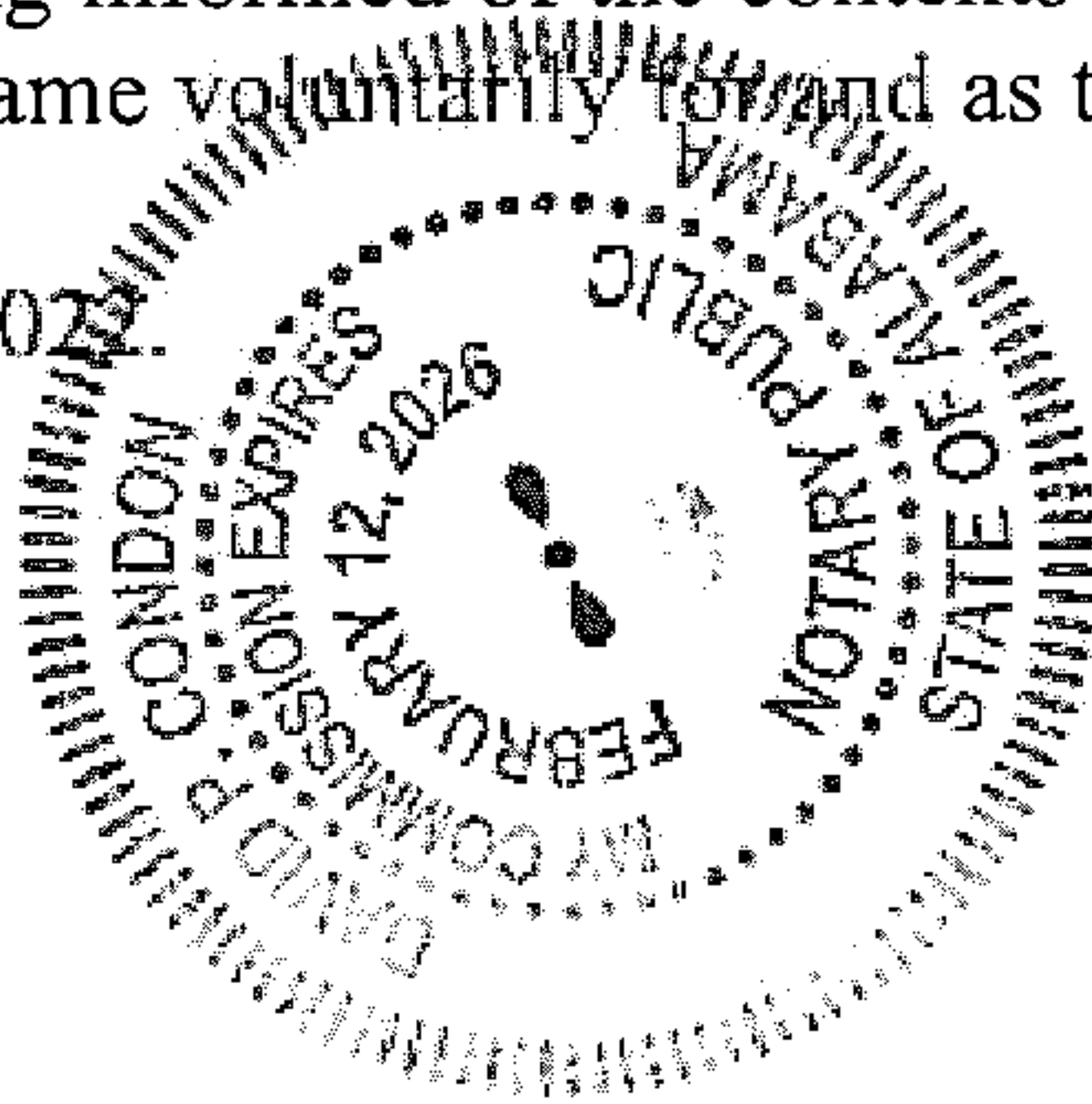
By: Donald W. Wheeler  
Donald W. Wheeler, Director

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, David P. Condon, a notary public in and for said County in said State, hereby certify that Joseph Mark Burnett and Donald W. Wheeler whose names as Directors of the Trademark Engineering Services, Inc., an Alabama Corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 20th day of April, 2022.

David P. Condon  
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 Trademark Engineering Services, Inc.  
Mailing Address 2007 Old Montgomery Hwy., Ste.A  
Pelham, Al. 35244

Grantee's Name GP Accounting and Tax Services, Inc.  
Mailing Address 1235 1st St.N., Ste.C  
Alabaster, Al. 35007

Property Address 246 1st Street South  
Alabaster, Al. 35007

Date of Sale 4-20-22  
Total Purchase Price \$ 240,000.00

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 4/20/22

Print Dawn Bagwell for David P. Condon R

Unattested

Sign Dawn Bagwell

(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  
04/26/2022 12:52:25 PM  
\$265.00 JOANN  
20220426000170800

Allen S. Bayl