

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

Send Tax Notice To
David James Mooney and
Rebecca Carolyn Hudson Mooney
2925 Brook Highland Drive
Birmingham, AL 35242



20220503000179900 1/5 \$241.50
Shelby Cnty Judge of Probate, AL
05/03/2022 09:43:31 AM FILED/CERT

STATE OF ALABAMA)

GENERAL WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eight Hundred Twenty Five Thousand and No/100 Dollars (\$825,000.00)** and other good and valuable consideration, this day in hand paid to the undersigned, **Asif Merchant, a married man, A & LR Properties, LLC, an Alabama limited liability company and NARFS Design and Build LLC, a Michigan limited liability company** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **David James Mooney and Rebecca Carolyn Hudson Mooney** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 74, according to the Survey of Brook Highland, 2nd Sector, as recorded in Map Book 12 Page 63 A & B 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.

\$618,750.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company, and same have not been modified or amended.

The property conveyed herein does not constitute the homestead of Asif Merchant nor that of his 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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs and successors and assigns, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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

Shelby County, AL 05/03/2022
State of Alabama
Deed Tax: \$206.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

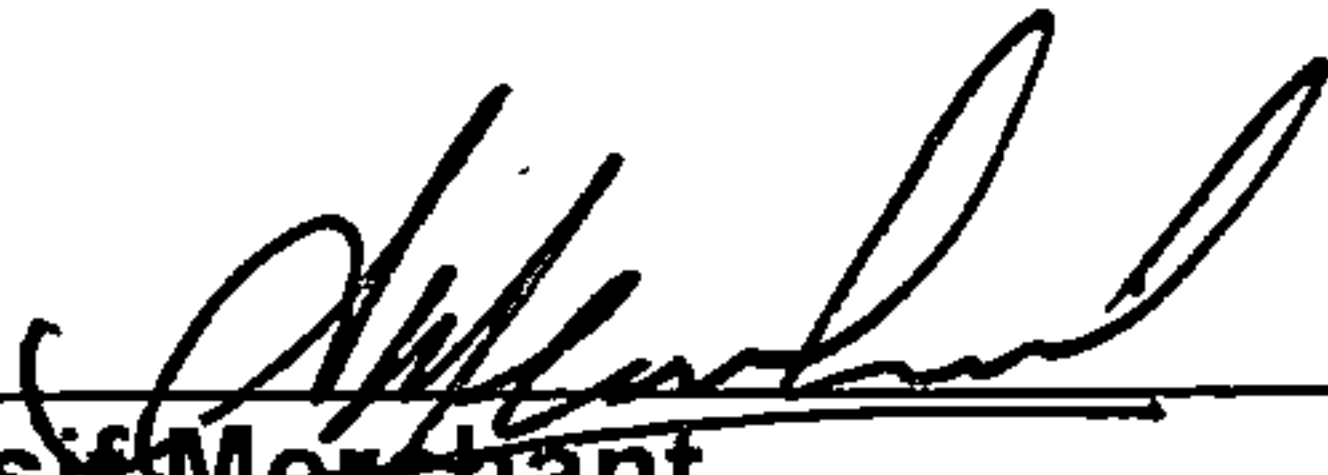


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Office of said County; that GRANTORS have a good right to sell and convey the same to the said GRANTEES, GRANTEES' heirs and assigns; and that GRANTORS will, and GRANTORS' heirs, successors and assigns shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **22nd** day of **April, 2022**.

Witness



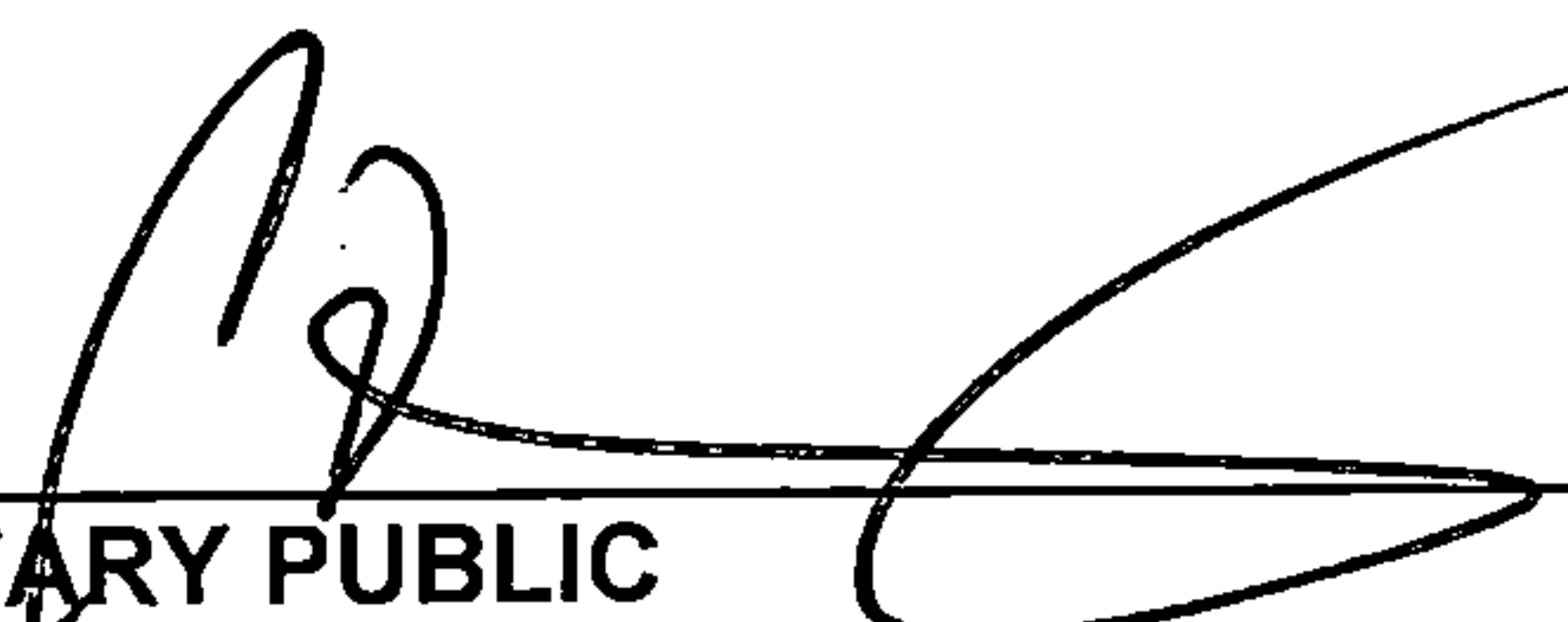
Asif Merchant

STATE OF ALABAMA)

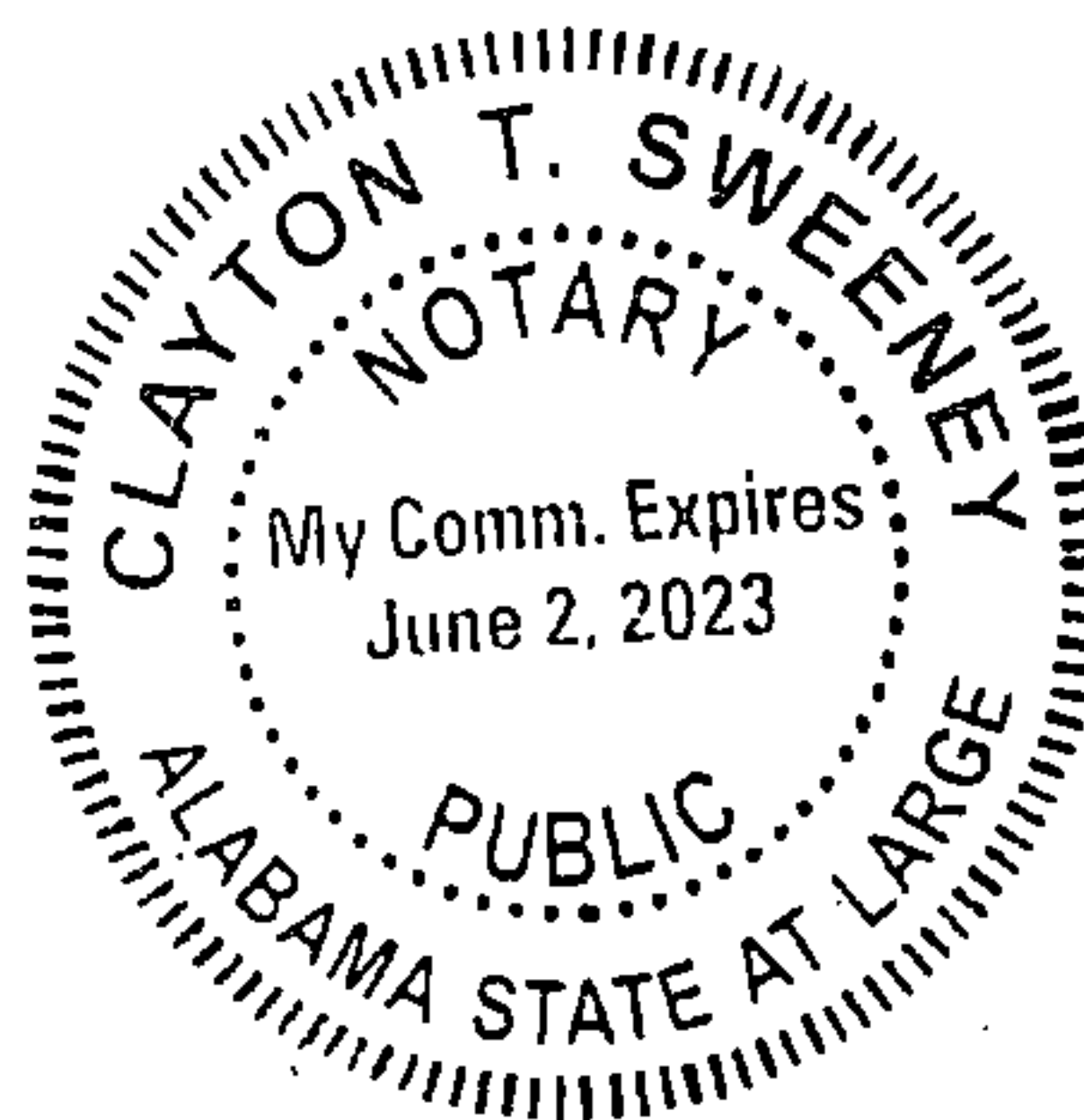
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Asif Merchant, a married man, 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, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of April, 2022.



NOTARY PUBLIC
My Commission Expires: 06-02-2023





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IN WITNESS WHEREOF, said GRANTORS have through their duly authorized officers and members hereunto set its hands and seals this the **22nd** day of **April, 2022**.

A & LR Properties LLC
an Alabama limited liability company

By: Addhanari Lilibeth Orozco Cruz
Its: President

By: Luis Eduardo Rodriguez Martinez
Its: Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Addhanari Lilibeth Orozco Cruz, President and Luis Eduardo Rodriguez Martinez, Member of A & LR Properties, LLC, an Alabama limited liability company, 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 Instrument, they as such President and Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

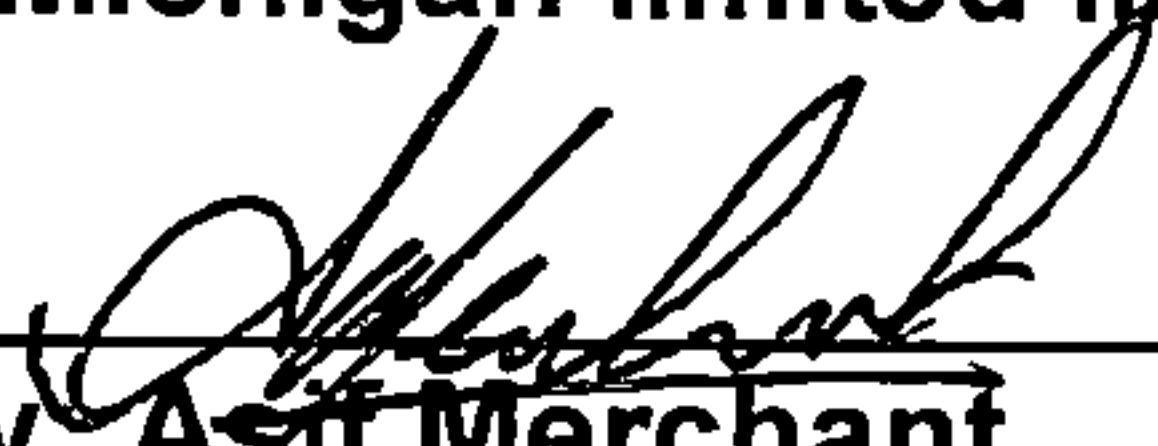
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of April, 2022.

NOTARY PUBLIC
My Commission Expires: 06-02-2023



IN WITNESS WHEREOF, said GRANTOR has through its duly authorized signer hereunto set its hand and seal this the **22nd** day of **April, 2022**.

NARFS Design and Build LLC
a Michigan limited liability company


By: **Asif Merchant**
Its: **Authorized Signer**

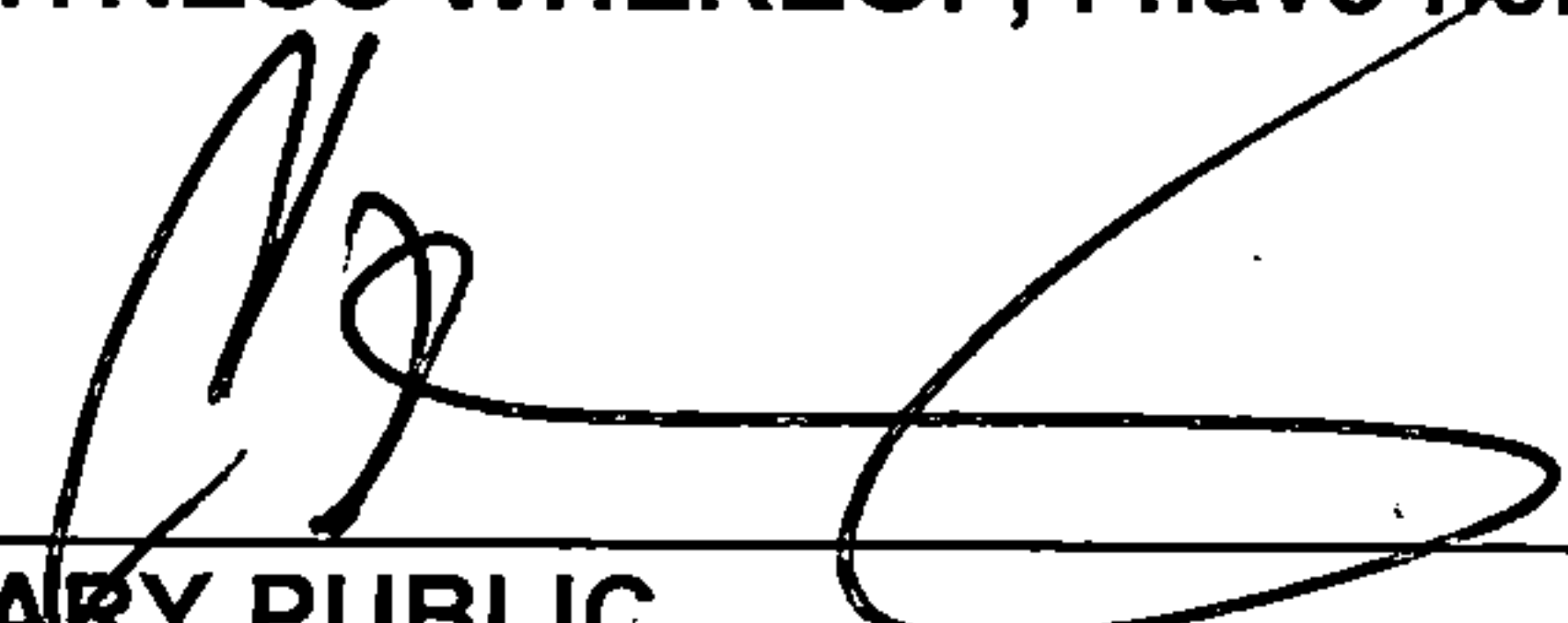

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Asif Merchant, Authorized Signer, for NARFS Design and Build LLC, a Michigan limited liability company, 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, he as such Authorized Signer and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **22nd** day of **April, 2022**.



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 Asif Merchant and
A & LR Properties, LLC
NARFS Design and Build LLC

Grantee's Name David James Mooney and
Rebecca Carolyn Hudson Mooney

Mailing Address 2004 Butler Road
Alabaster, AL 35007

Mailing Address 2925 Brook Highland Drive
Birmingham, AL 35242

Property Address 2925 Brook Highland Drive
Birmingham, AL 35242

Date of Sale April 22, 2022

Total Purchase Price \$ 825,000.00

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

☐ Sales Contract

☒ Closing Statement

☐ Appraisal/ Assessor's Appraised Value

☐ Other - property tax redemption

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 _____

Asif Merchant, Addhanari Lilibeth Orozco Cruz, President and
Luis Eduardo Rodriguez Martinez of A & LR Properties, LLC
Asif Merchant, Authorized Signer of NARFS Design and Build LLC

Unattested



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Sign

(Grantor/Grantee/Owner/Agent) circle one

Sign

(Grantor/Grantee/Owner/Agent) circle one