

THIS INSTRUMENT PREPARED BY:
Morgan Means
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
John Soldner
2208 Old Cahaba Place
Helena, AL 35080

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FOUR HUNDRED FIFTEEN THOUSAND FIVE HUNDRED AND 00/100 (\$415,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Ronald S. Birmingham and Cheryl L. Birmingham, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS hereby give, grant, bargain, sell and convey unto the GRANTEE, **John Soldner, a married man** (hereinafter referred to as GRANTEE), his successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 413A, according to the Survey of Resurvey of Lots 406-422, Amended Map of Old Cahaba Lakewood Sector, as recorded in Map Book 26, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **2208 Old Cahaba Place, Helena, AL 35080**

\$412,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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 GRANTEE, his successors and assigns forever.

AND SAID GRANTORS, for said Grantors, Grantors' heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's successors 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 herein above 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 Office of said County; and that Grantors will, and Grantors' heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **June 6, 2022.**

Handwritten initials and date:
CSB
3
RSB

Ronald S Birmingham
Ronald S. Birmingham
Cheryl L Birmingham
Cheryl L. Birmingham

TENNESSEE
STATE OF ALABAMA ~~88B~~
COUNTY OF JEFFERSON ~~Dickson~~
~~88B~~

I, the undersigned Notary Public in and for said County and State, hereby certify that Ronald S Birmingham and Cheryl L Birmingham whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

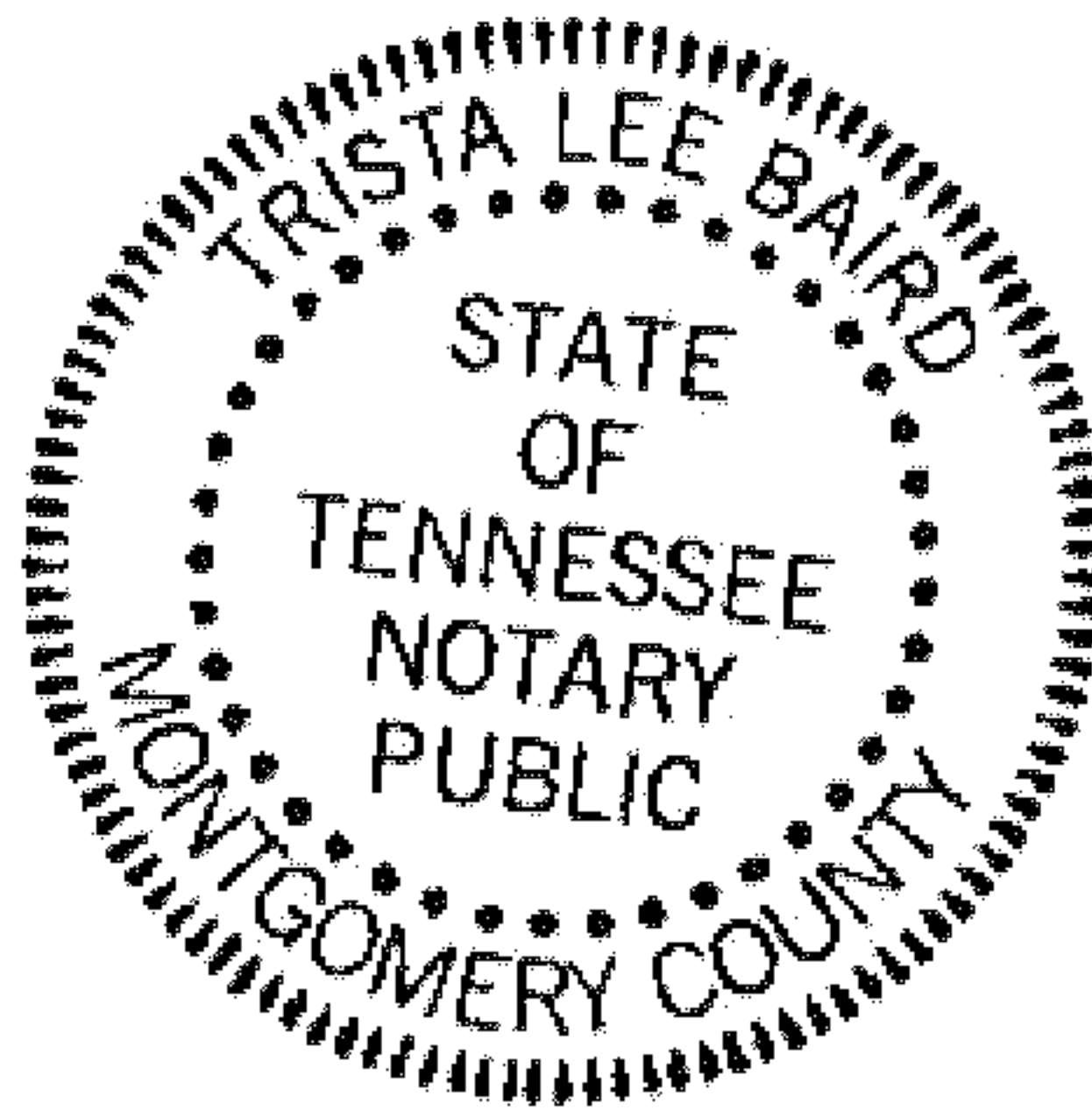
Given under my hand and official seal this ^{3rd} ~~88B~~ day of June, 2022.

Trista Lee Baird

Notary Public

My Commission Expires:

My Commission Expires
August 13, 2025



Real Estate Sales Validation Form

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

Grantor's Name Ronald S. Birmingham and Cheryl L. Birmingham
 Mailing Address 1073 Westfield Road Dickson, TN 37055


Grantee's Name John Soldner
 Mailing Address 2208 Old Cahaba Place Helena, AL 35080

Property Address 2208 Old Cahaba Place Helena, AL 35080

Date of Sale June 6, 2022
 Total Purchase Price \$415,500.00
 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: 

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 06/06/2022 02:54:27 PM
 \$31.50 JOANN
 20220606000226610

Allen S. Bayl

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 6-3-2022 Print Morgan Means

Unattested _____
 (verified by)

Sign Morgan Means
 (Grantor/Grantee/ Owner/Agent) circle one