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06/27/2022 03:54:36 PM
DEEDS 1/3

This Instrument was Prepared by:

Send Tax Notice To: Tree of Life Investments, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

1070 Highway 54
Montevallo, AL 35115

File No.: MV-22-28391

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Christopher Kevin Brown**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tree of Life Investments, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse, if any.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of June, 2022.

Christopher Kevin Brown
Christopher Kevin Brown

State of Illinois

County of Will

I, Anthony Noble, a Notary Public in and for the said County in said State, hereby certify that Christopher Kevin Brown, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of June, 2022.

Anthony Noble
Notary Public, State of Illinois

My Commission Expires: May 20, 2024

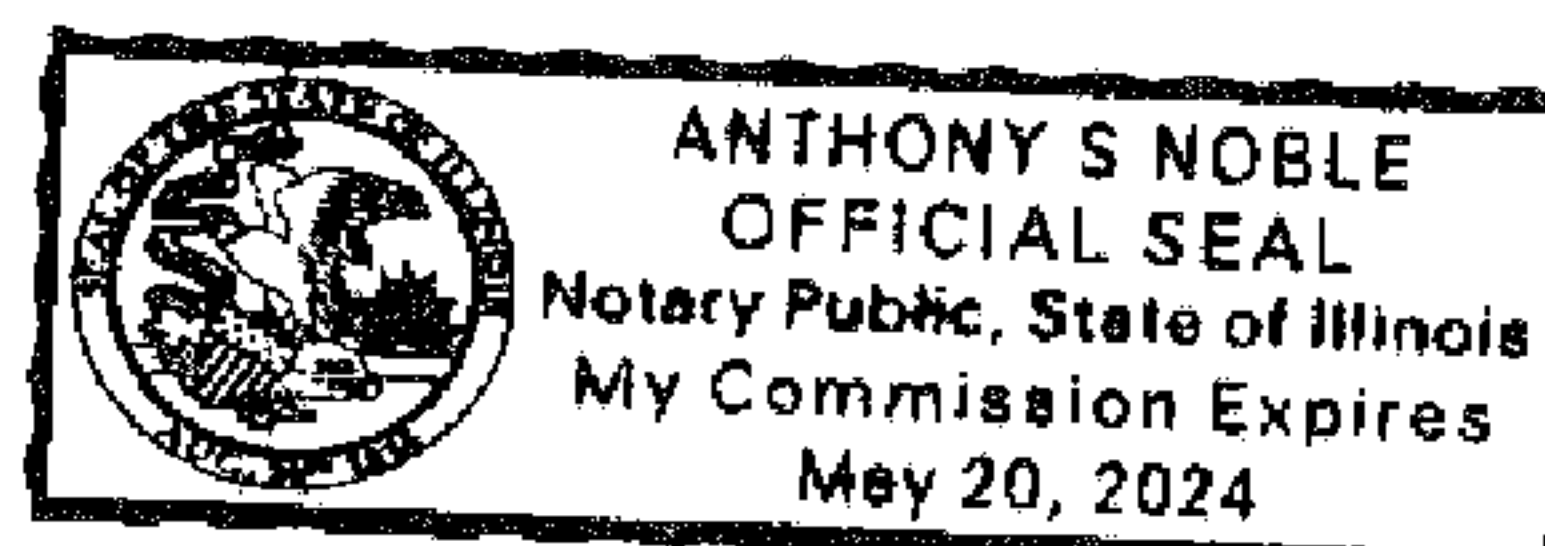


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the SE 1/4 of the NW 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and run S 00°42'18"W, for 349.67 feet to the North Right of Way of County Road 10; Thence along said road, S74°56'57"E, for 252.30 feet to the Point of Beginning. From said POB, continue along said road, S 75°31'49" E for 185.57 feet to the West margin of Blossom Street; Thence along said street, N01°40'36"E for 146.23 feet; thence leaving said street, run S 89°59'27"W for 182.89 feet; thence run S 00°36'53" W, for 99.77 feet to the Point of Beginning.

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>Christopher Kevin Brown</u>	Grantee's Name	<u>Tree of Life Investments, LLC</u>
Mailing Address	<u>567 COUNTY ROAD 627</u> <u>HANCEVILLE, AL 35077</u>	Mailing Address	<u>1070 Hwy 54</u> <u>Montevallo, AL 35111</u>
Property Address	<u>5934 County Road 10</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>June 27, 2022</u>
		Total Purchase Price	<u>\$125,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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 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 June 22, 2022

Print Christopher Kevin Brown

Unattested

Sign Christopher Kevin Brown

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Form RT-1

Shelby County, AL

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\$153.00 JOANN

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Allen S. Bayl