

This Instrument Prepared By:  
Kyle England, Esq.  
Bar ID No. 5936-N87Z  
SPAETH & DOYLE LLP  
950 S. Cherry Street, Suite 1220  
Denver, CO 80246

**FITCO**

**WARRANTY DEED**

804-2220321-S

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Fifty-Five Thousand And No/100 DOLLARS (\$255,000.00)** and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Philip Sohn and Jennifer Sohn, as joint tenants with right of survivorship** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Monroe Park Homes LLC, an Alabama limited liability company** (herein referred to as GRANTEE), its heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 32, ACCORDING TO THE SURVEY OF MEADOW BROOK SECOND SECTOR SECOND PHASE, AS RECORDED IN MAP BOOK 7, PAGE 130 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

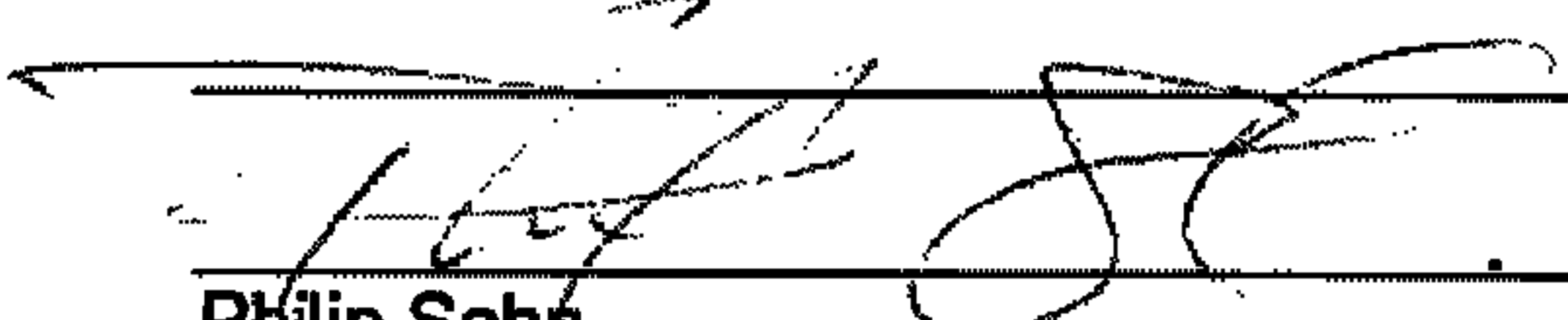
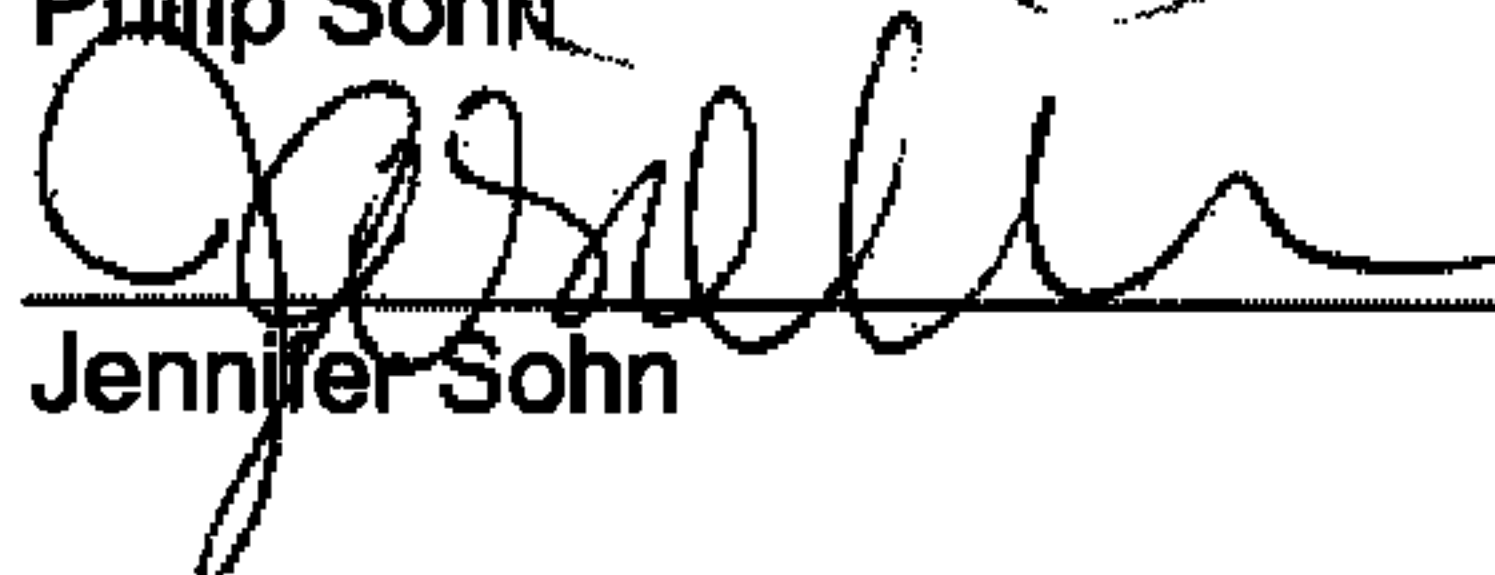
Also known by street and number as: 3514 York St, Birmingham, AL 35242  
Parcel Identification Number: 09 3 06 0 002 046.000

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

And GRANTORS do covenant with the said GRANTEE, their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

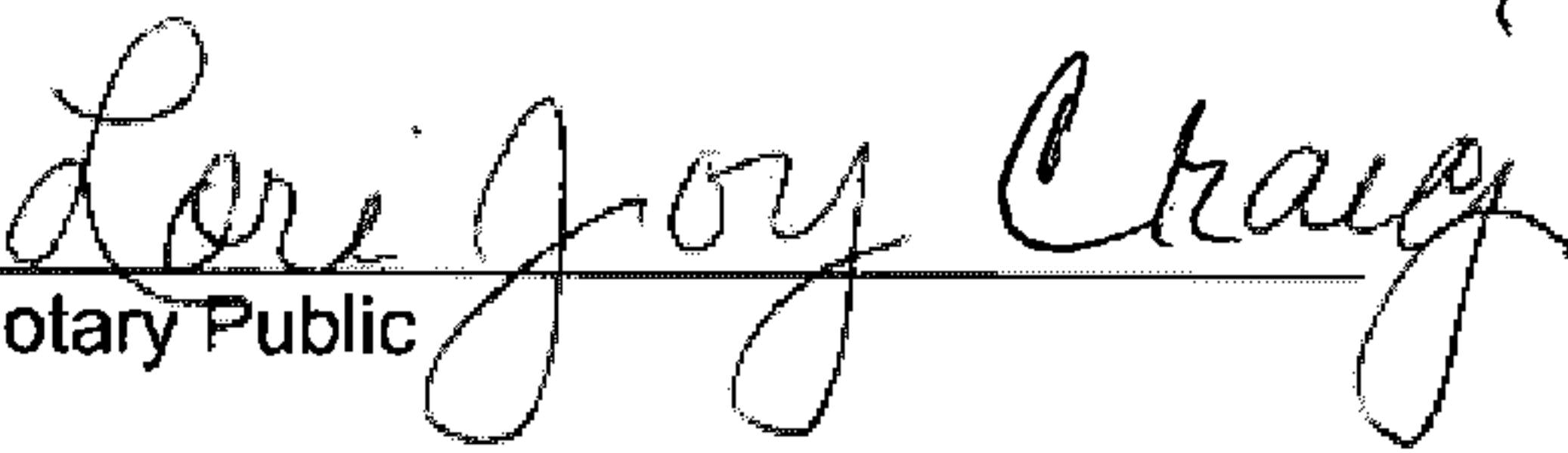
IN WITNESS WHEREOF we have hereunto set our hands and seals, this 24th day of June, 2022.

  
\_\_\_\_\_  
Philip Sohn  
  
\_\_\_\_\_  
Jennifer Sohn

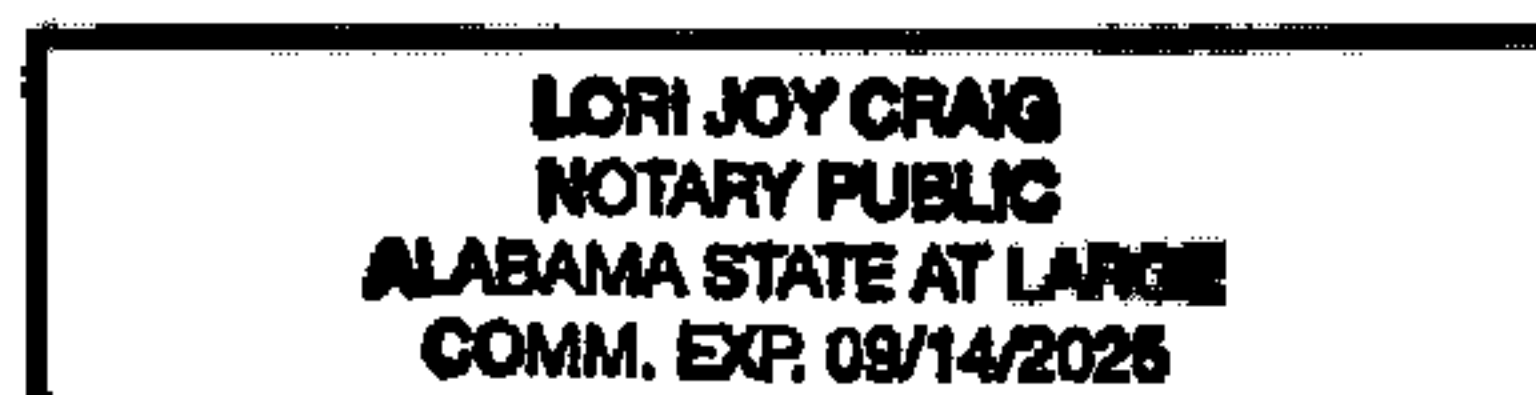
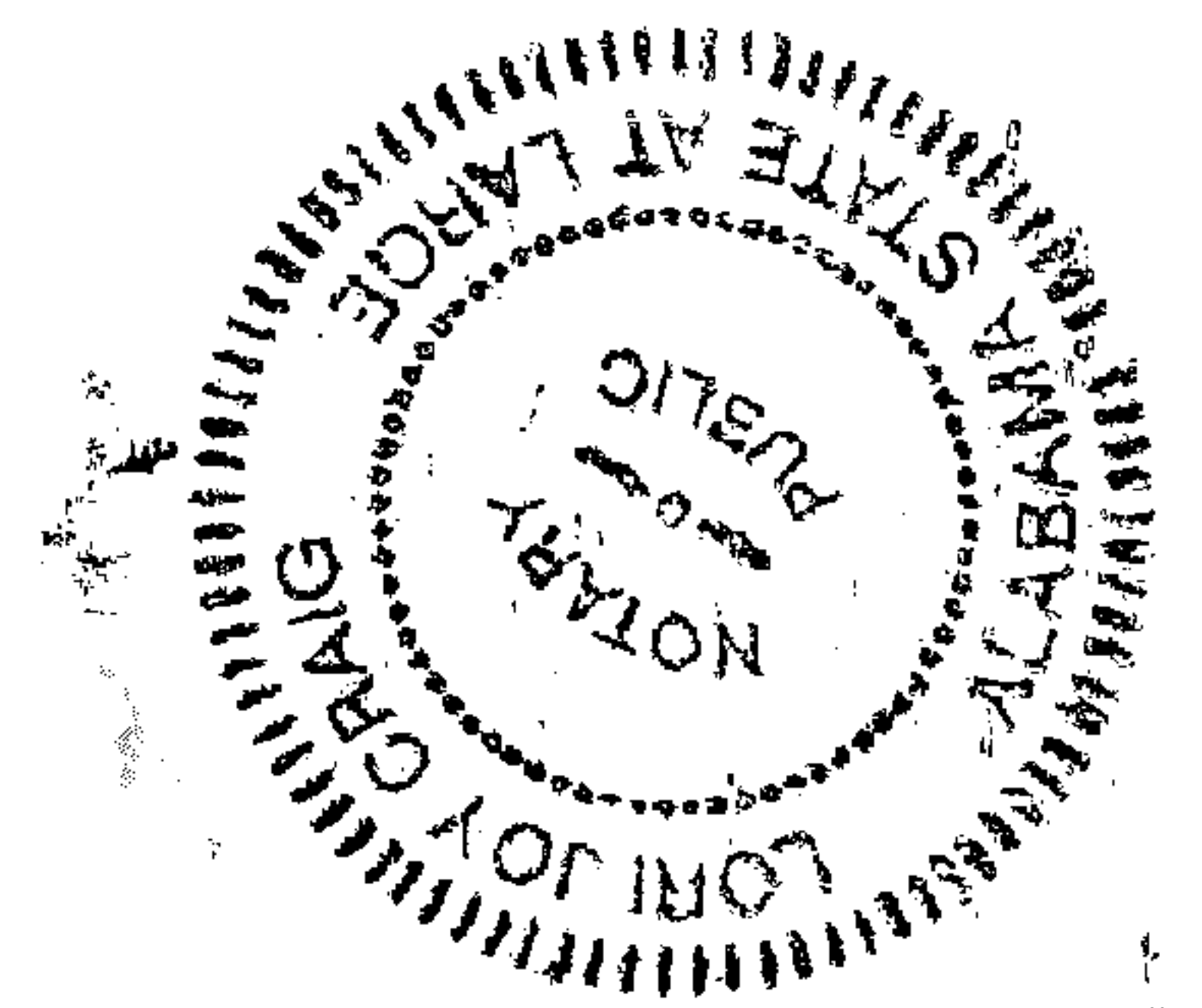
STATE OF ALABAMA

COUNTY OF SHELBY

The foregoing instrument was acknowledged before me this 24th day of June, 2022, by Philip Sohn and Jennifer Sohn

  
Notary Public

Witness my hand and official seal.  
My Commission Expires:



**REAL ESTATE SALES VALIDATION FORM***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Philip Sohn and Jennifer Sohn

Grantee's Name: Monroe Park Homes LLC, an Alabama limited liability company

Mailing Address: 3514 York St  
Birmingham, AL 35242Mailing Address: 3040 Independence Drive  
Homewood, AL 35209Property Address: 3514 York St  
Birmingham, AL 35242Date of Sale: June 24, 2022  
Total Purchase Price: \$255,000.00

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: \_\_\_\_\_

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.

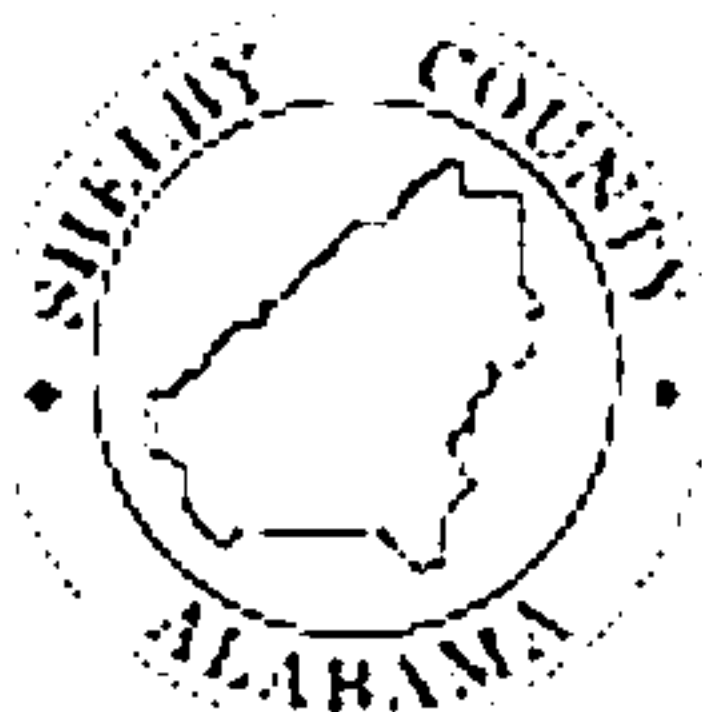
Date of Sale - the date on which interest to the property was conveyed.

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.

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: 6/24/22

\_\_\_\_\_  
 Unattested  
 (verified by)

Print: Philip Sohn Jennifer Sohn  
 Sign: [Signature] [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one



Real Estate Sales

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/06/2022 03:10:10 PM  
 \$29.00 BRITTANI  
 20220706000268450

Alex S. Bayl 1-2220321-S