

AFTER RECORDING RETURN TO:
First National Title & Escrow, LLC
1300 Division Road
Suite 306
West Warwick, RI 02893
File No. 31004623

20220711000272340
07/11/2022 09:18:27 AM
DEEDS 1/4

NOTE -
MAIL TAX STATEMENTS TO:
Myhands Redevelopment LLC
400 Wynlake Lane
Alabaster, AL 35007

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 23 5 22 0 006 017.000

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 15 day of July 2022, by and between **Ginger Lovelady F/K/A Ginger G. Pridgen, individually and as surviving joint tenant of Frances N. Grubbs, who died on 06/29/2013**, residing at 400 Wynlake Lane, Alabaster, AL 35007, hereinafter referred to as Grantor(s) and **Myhands Redevelopment LLC**, located at 400 Wynlake Lane, Alabaster, AL 35007, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Instrument Number 20080122000026290, Recorded: 01/22/2008

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any;

that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 1st day of July, 2022.

Ginger Lovelady F/K/A Ginger G. Pridgen
Ginger Lovelady F/K/A Ginger G. Pridgen

The State of Alabama
Shelby County}

Santrice Yevone Johnson, the undersigned, a Notary Public in and for said County and State, hereby certify that Ginger Lovelady F/K/A Ginger G. Pridgen, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1st day of July, 2022

Santrice Yevone Johnson
Notary Public

Print Name: Santrice Yevone Johnson

My commission expires: May 26, 2024

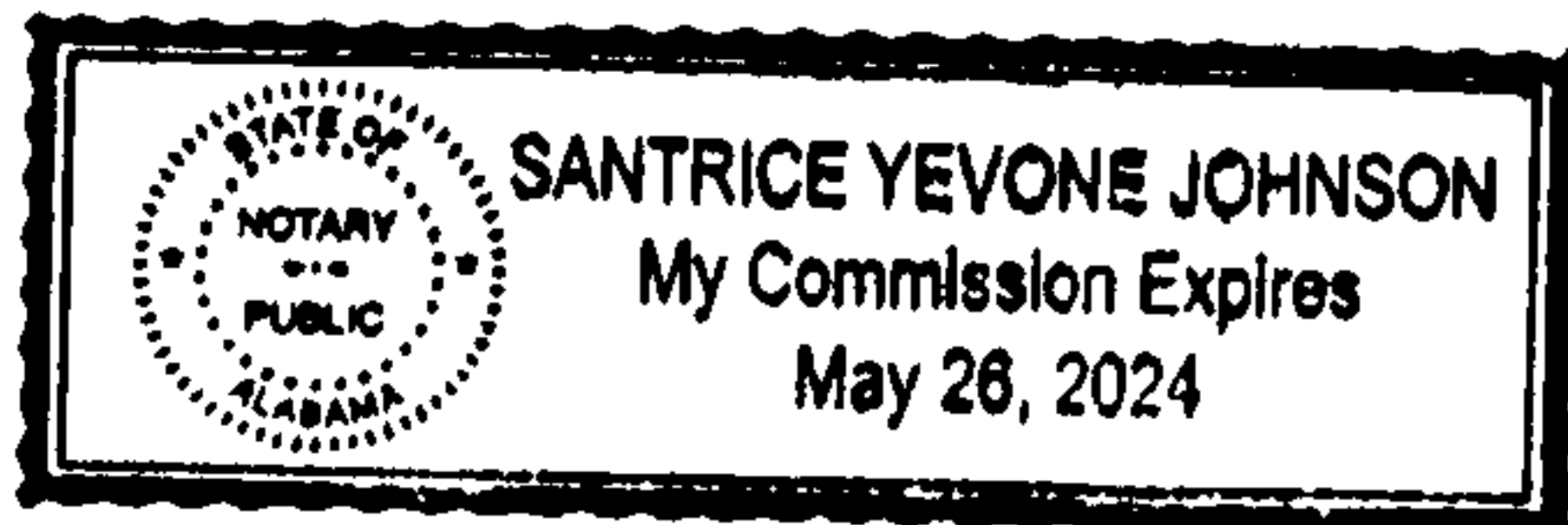


Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE
COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS
FOLLOWS:

LOT 17 ACCORDING TO THE SURVEY OF WYNLAKE SUBDIVISION
PHASE II AS RECORDED IN MAP BOOK 20, PAGE 12 A&B, SHELBY
COUNTY, ALABAMA RECORDS.

Parcel ID:23 5 22 0 006 017.000

Commonly known as 400 Wynlake Lane, Alabaster, AL 35007
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20080122000026290.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Ginger Lovelady FKA
 Mailing Address Ginger G Pridgen
400 Wynlake Lane
Alabaster AL 35007

Grantee's Name Myhands Redevelopment LLC
 Mailing Address 400 Wynlake Lane
Alabaster AL 35007

Property Address 400 Wynlake Lane
Alabaster AL 35007

Date of Sale 07/01/2022
 Total Purchase Price \$ 160000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/11/2022 09:18:27 AM
 \$191.00 JOANN
 20220711000272340

or
 Actual Value \$ 0.00

or
 Assessor's Market Value \$ 187500.00

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.

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 7/18/22

Print E. E. E. E.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1