

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

SEND TAX NOTICE TO:
Maron J. Boohaker
3801 Bent River Road
Birmingham, AL 35216

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$395,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **HTE Housing, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Maron J. Boohaker** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 38, according to the map or survey of Bent River Commons, as recorded in Map Book 20, Page 76, in the Probate Office of Shelby County, Alabama.

Less and Except any potion of subject property lying within Consent Order and decree of Condemnation, Case #48941, filed in Misc. Book 13, Page 544 and Misc. Book 14, Page 208, in the Shelby County, Alabama, and instrument 9405/2902, in Jefferson County, Alabama.

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

Property Address: **3801 Bent River Road Birmingham, AL 35216**

\$295,000.00 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/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 6th day of July, 2022.

HTE Housing, LLC


By: Kerie Olson
Its manager

STATE OF _____)
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for said See attached County and State, hereby certify that _____ whose name as _____ of **HTE Housing, LLC**, 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/she as such _____ and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of July, 2022.

NOTARY PUBLIC
My Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On 7.6.22 before me, J. Severino, a notary public
(insert name and title of the officer)

personally appeared Kyle Olson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

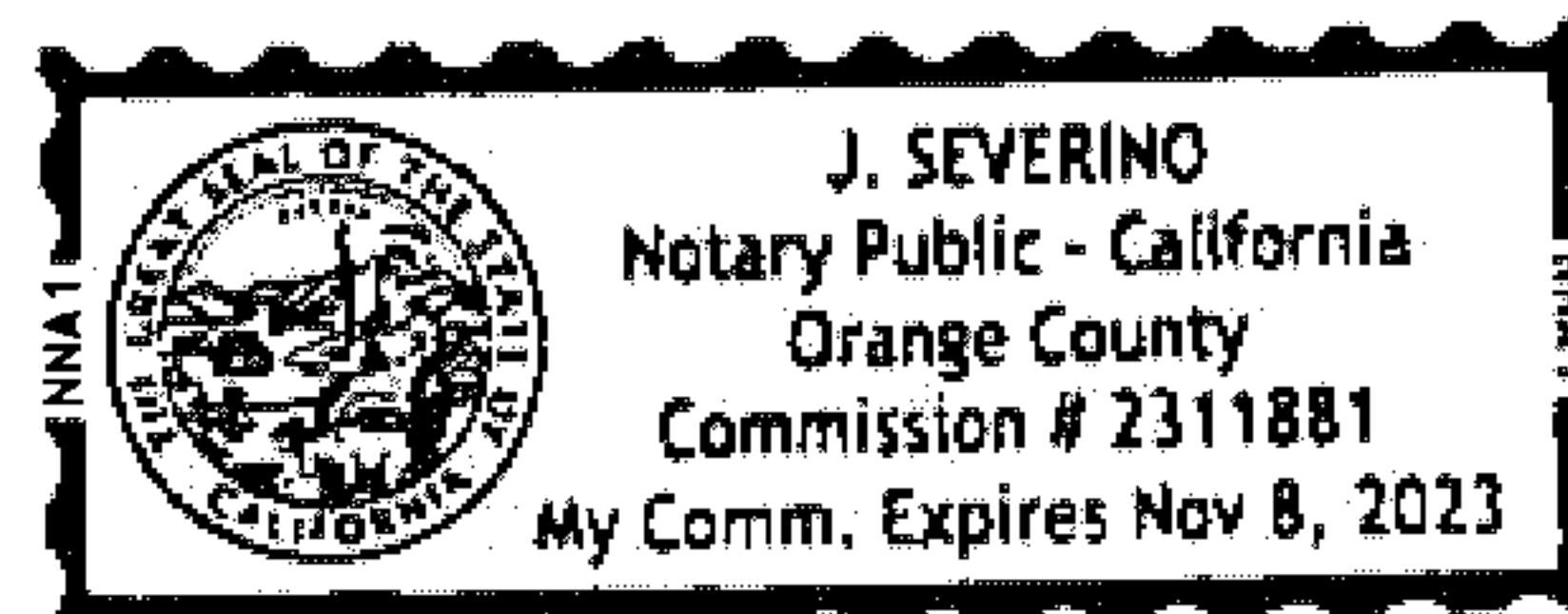
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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

Grantor's Name HTE Housing, LLC
 Mailing Address P.O. Box 3879
Carmel, IN 46082

Grantee's Name Maron J. Boohaker
 Mailing Address 3801 Bent River Road
Birmingham, AL 35216

Property Address 3801 Bent River Road
Birmingham, AL 35216

Date of Sale July 8, 2022

Total Purchase Price \$395,000.00

Or

Actual Value \$

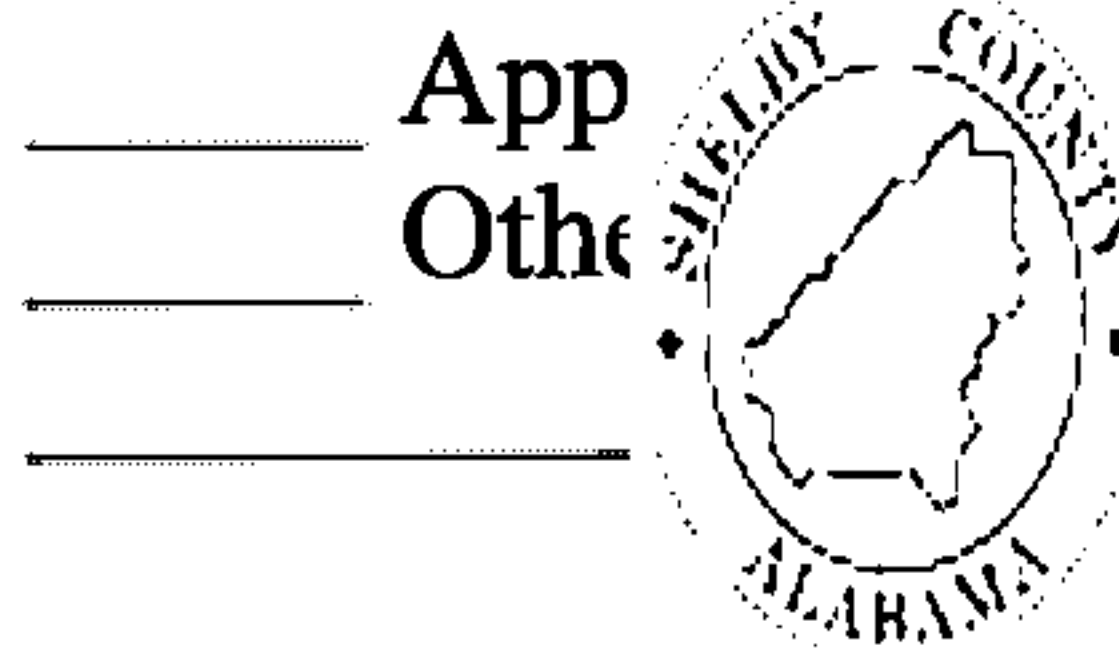
Or

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/12/2022 10:59:44 AM
 \$131.00 JOANN
 20220712000274460

If the conveyance document presented for recordation contains all of the required information referred to in the instructions, the filing of this form is not required.

Allen S. Byrd

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 7-6-2022 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one

JP

Form RT-1