

WARRANTY DEED

State of Alabama

Send Tax Notice to: WILLOWCREST, LLC,
POX 32031,
FLOWOOD MS 39232

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED HOUSAND DOLLARS (\$100,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Barbara A. Ballard, an unmarried ^{woman} ~~man~~** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **WillowCrest LLC, a Mississippi Limited Liability Company**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), following described real estate, situated in Shelby County, Alabama, to-wit:

West 1/2 of Lot 3 and all of Lots 4 and 5, Block 13, according to the survey of Alabaster Gardens as recorded in Plat Book 3, Page 156 and recorded in the Office of the Judge of Probate of Shelby County, Alabama. All of said property located in the Southwest quarter of Section 35, Township 20 South, Range 3 West and including the East half of the street vacated by Deed Book 286 Page 252.

Property Commonly known as: 722 4th Avenue Northwest, Alabaster, AL 35007
COMMONLY KNOWN AS: 13-7-35-3-005-002.000

Deed Type: Quitclaim Deed between Donald A. Ballard and Barbara Ballard dated: 10/22/1998 recorded date: 11/06/1998 in Instrument No. 1998-43970.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; That we will and 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 persons.

IN WITNESS WHEREOF We have hereunto set our hands and seals, this 12th day of July, 2022.



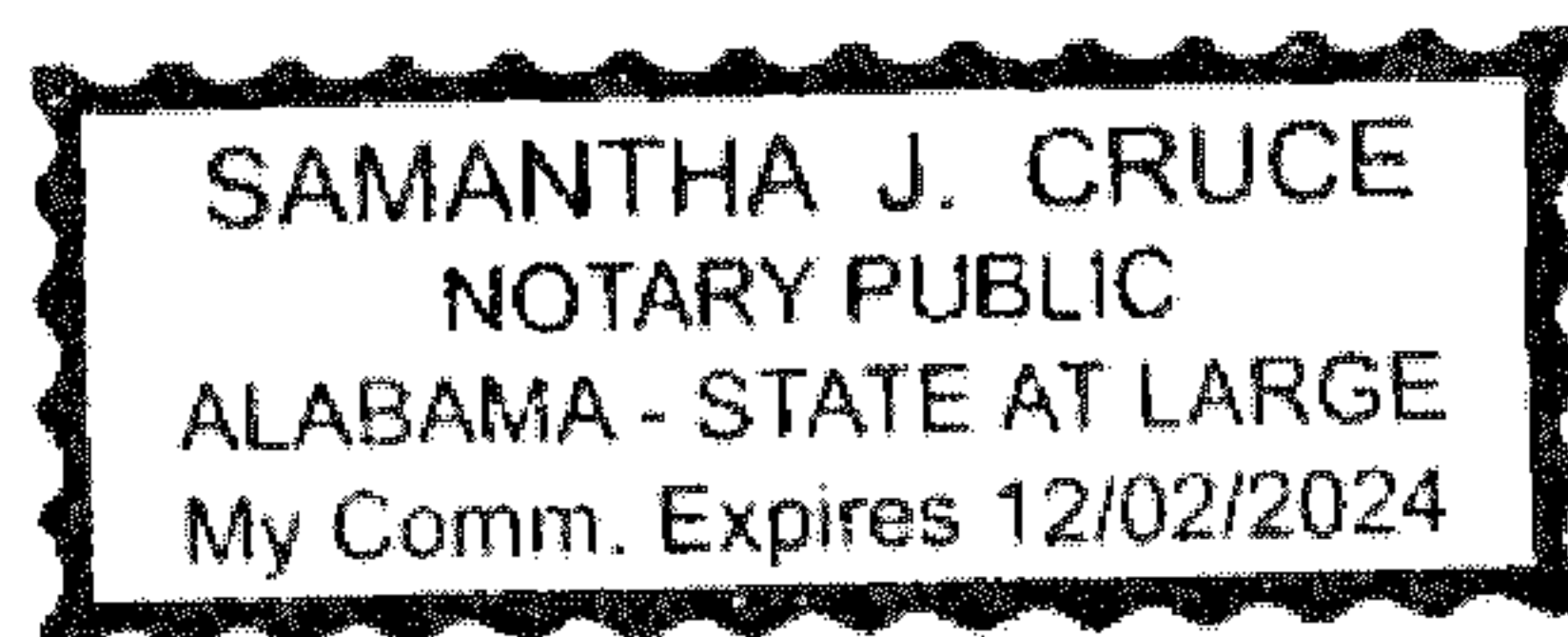
Barbara A. Ballard

STATE OF Alabama
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **Barbara A. Ballard, an unmarried ~~man~~ ^{Woman}** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance Warranty Deed executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, 2022.





NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-02-2024

Prepared by:
Parker Law Firm, LLC
Jeremy L Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

Real Estate Sales Validation Form

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

Grantor's Name BARBARA BALLARD NORTH *bab*
 Mailing Address 51 NORTH MERRIMON AVE #312
ASHEVILLE NC 28804

Grantee's Name WILLOWCREST, LLC
 Mailing Address POX 32031
FLOWOOD MS 39232

Property Address 722 4TH AVE NORTHWEST
ALABASTER NC 35007

Date of Sale 7/12/2022Total Purchase Price \$ 100,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/14/2022 11:22:40 AM
 \$128.00 BRITTANI
 20220714000278480

Brittani

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 07-12-2022Print BARBARA BALLARD☐ Unattested

(verified by)

Sign

Barbara Ballard

(Grantor/Grantee/Owner/Agent) circle one