

SEND TAX NOTICE TO:
O'Brien Homes, LLC
4844 Heritage Hills Way,
Vestavia, AL. 35242

20220725000289100
07/25/2022 09:20:28 AM
DEEDS 1/3

This instrument prepared by:

Frank Steele Jones
Regency Title & Closing, LLC
500 Southland Drive, Suite 230
Hoover, Alabama 35226

WARRANTY DEED

State of Alabama

)

) KNOW ALL MEN BY THESE PRESENTS:

Shelby County

)

That in consideration of **One Hundred and Sixty Thousand Dollars and Zero cents (\$160,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Eric L. Fuller and spouse, Jennifer L. Fuller** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **O'Brien Homes, LLC** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A parcel of land being situated in the Southwest Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 3 West in Shelby County, Alabama, being more particularly described as follows:
Commence at the Southwest corner of said Section 22; thence in a Northerly direction along the West line of said Section 22, thence a distance of 979.81 feet to the point of beginning; thence continue along last described course a distance of 193.50 feet to a point on the South right of way line of Shelby County Highway 80; thence 91 degrees 27 minutes 30 seconds right, in an Easterly direction along said right of way a distance of 223.0 feet; thence 07 degrees 11 minutes 30 seconds right in a southeasterly direction a distance of 161.12 feet; thence 5 degrees 23 minutes right, in a Southerly direction a distance of 44.98 feet; thence 107 degrees 43 minutes right in a Westerly direction a distance of 295.77 feet to the point of beginning.

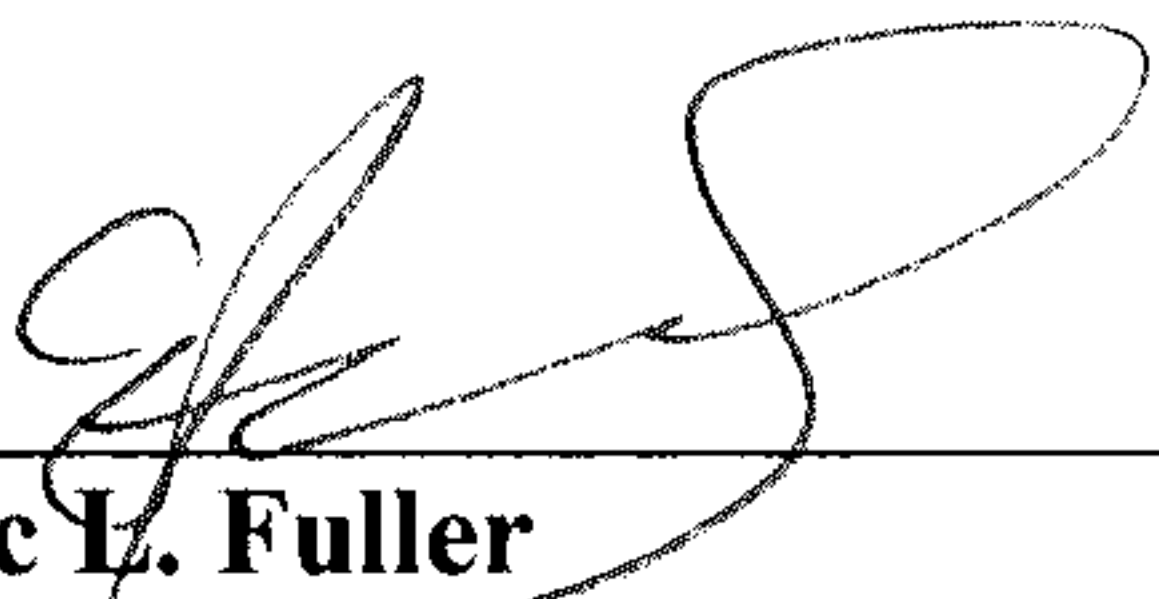
Subject to ad valorem taxes for the years 2022, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

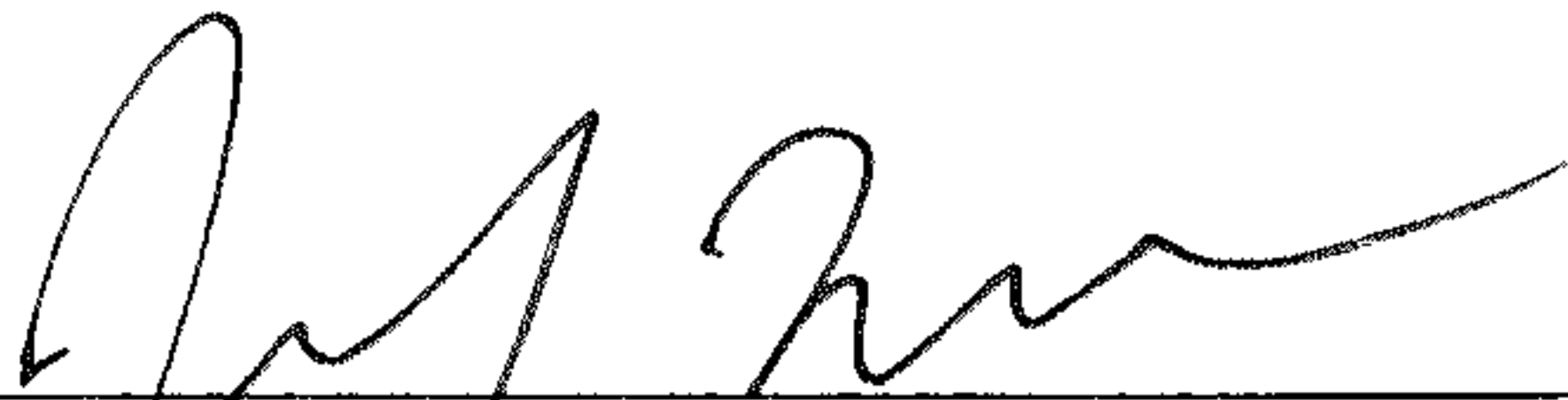
\$260,000.00 of the above referenced purchase price was paid for with mortgage(s) executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns forever, 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 22 day of July, 2022.


_____(SEAL)
Eric L. Fuller


_____(SEAL)
Jennifer L. Fuller

State of Alabama)
)
Shelby County)

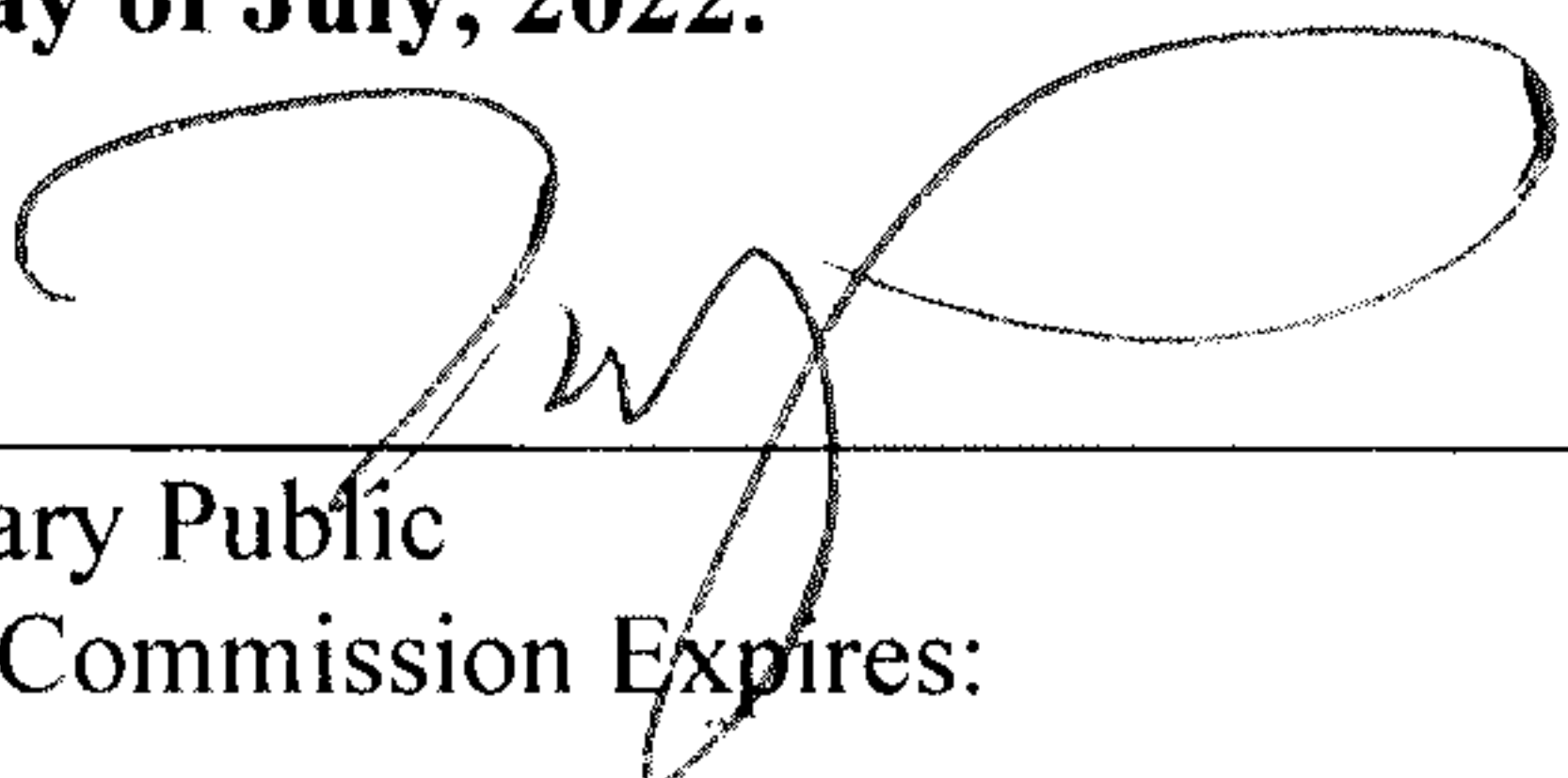
General Acknowledgment

I, Frank Steele Jones, a Notary Public in and for said County, in said State, hereby certify that **Eric L. Fuller and Jennifer L. Fuller**, 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, they, executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the 22 day of July, 2022.

(SEAL)

FRANK STEELE JONES
Notary Public, Alabama State At Large
My Commission Expires 03/14/2023



Notary Public
My Commission Expires:

File # 2022341

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

Grantor's Name	Eric and Jennifer Fuller	Grantee's Name	O'Brien Homes, LLC
Mailing Address	800 Honeysuckle Lane	Mailing Address	4844 Heritage Way
	Alabaster, AL 35007		Vestavia, AL 35242
Property Address	800 Honeysuckle Lane	Date of Sale	7/22/22
	Alabaster, AL 35007	Total Purchase Price	\$ 160,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

***Deed is being recorded for the purpose of clearing title and for no other reason.

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.

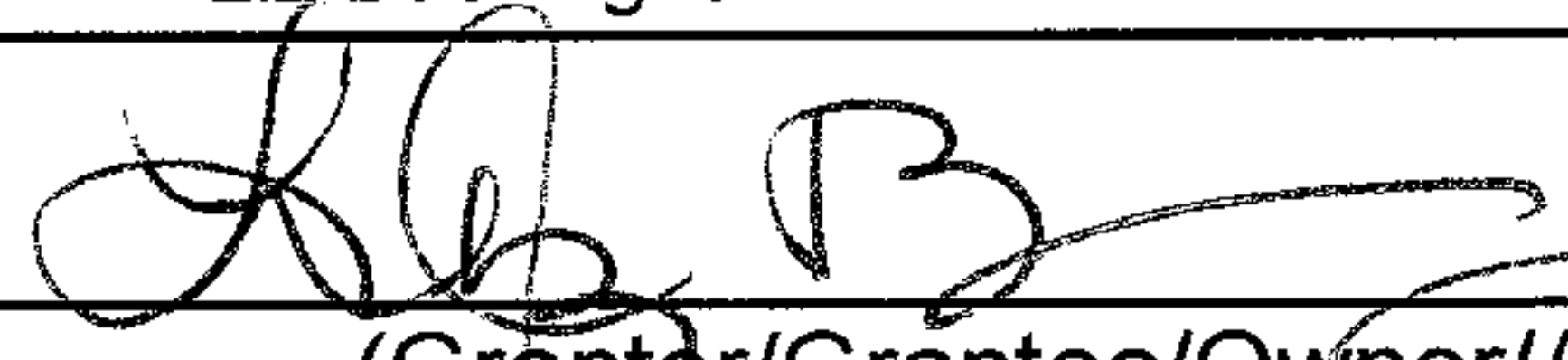
Date of Sale - the date on which interest to the property was conveyed.

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 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	7/25/2022	Print	Liz Buckingham
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/25/2022 09:20:28 AM
 \$29.00 PAYGE
 20220725000289100

Form RT-1