

This instrument was prepared by:

Thomas Matthew Jones
JONES LAW & ASSOCIATES, P.C.
31 McFarland Blvd. Suite 200
Northport, AL 35476
Tel: (205) 759-5771

20220801000299820
08/01/2022 01:41:48 PM
DEEDS 1/2

Source of Title: Instrument 20170120000025540

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in exchange for valuable consideration to the undersigned Grantor in hand paid by the Grantee named herein, the receipt whereof is acknowledged, **BRANDON A. KENNEDY**, a married man (herein referred to as "Grantor") hereby grants, bargains, sells and conveys unto **IRONCLAD PROPERTIES, LLC** (herein referred to as "Grantee") the following described real property situated in Shelby County, Alabama, to-wit:

Lot 73, according to the survey of Grande View Garden & Townhomes, First Addition as recorded in Map Book 26, Page 16, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee SUBJECT TO conditions, easements, restrictions, and other matters of record pertaining to the above-described land or affecting title, rights, or use thereto appearing in the public records whether expressed herein.

AND GRANTOR, for himself and his heirs, executors, and administrators covenants with Grantee, its members, successors, and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and its heirs, executors and administrators shall warrant and defend the same to Grantee, its members, successors, and assigns forever, against all lawful claims.

IN WITNESS WHEREOF, Grantor sets his hand and seal this 29th day of July, 2022.

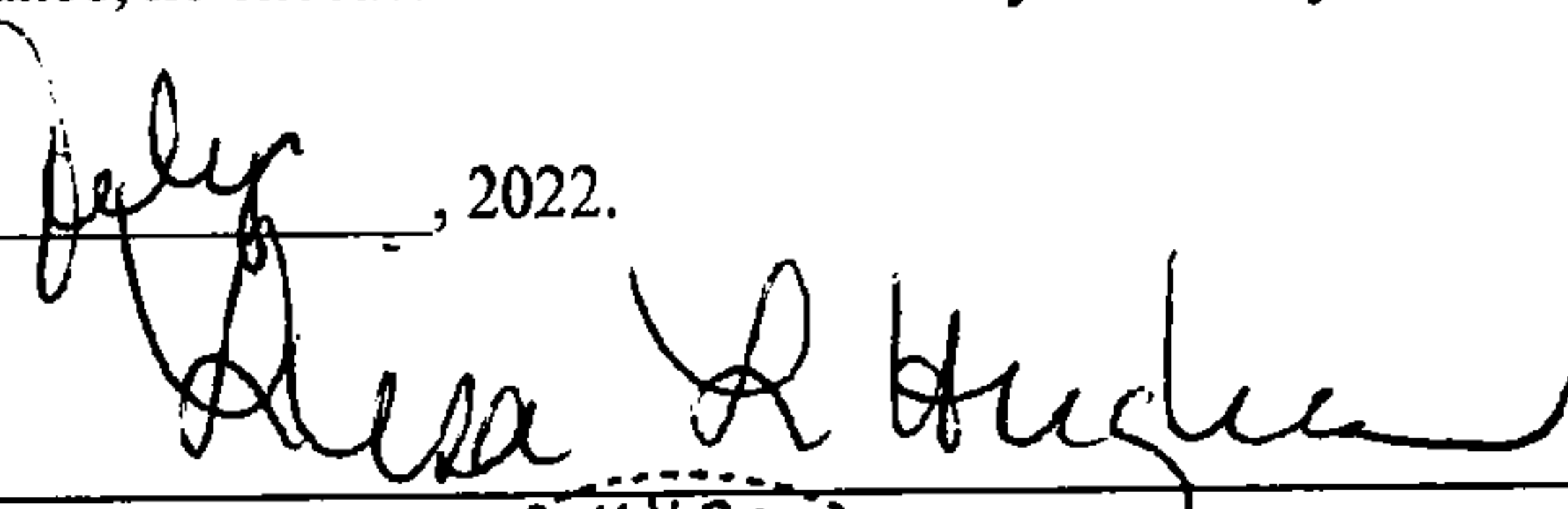


BRANDON A. KENNEDY

STATE OF ALABAMA
Pickens COUNTY

I, the undersigned Notary Public in and for the State of Alabama at large, hereby certify that Brandon A. Kennedy, whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

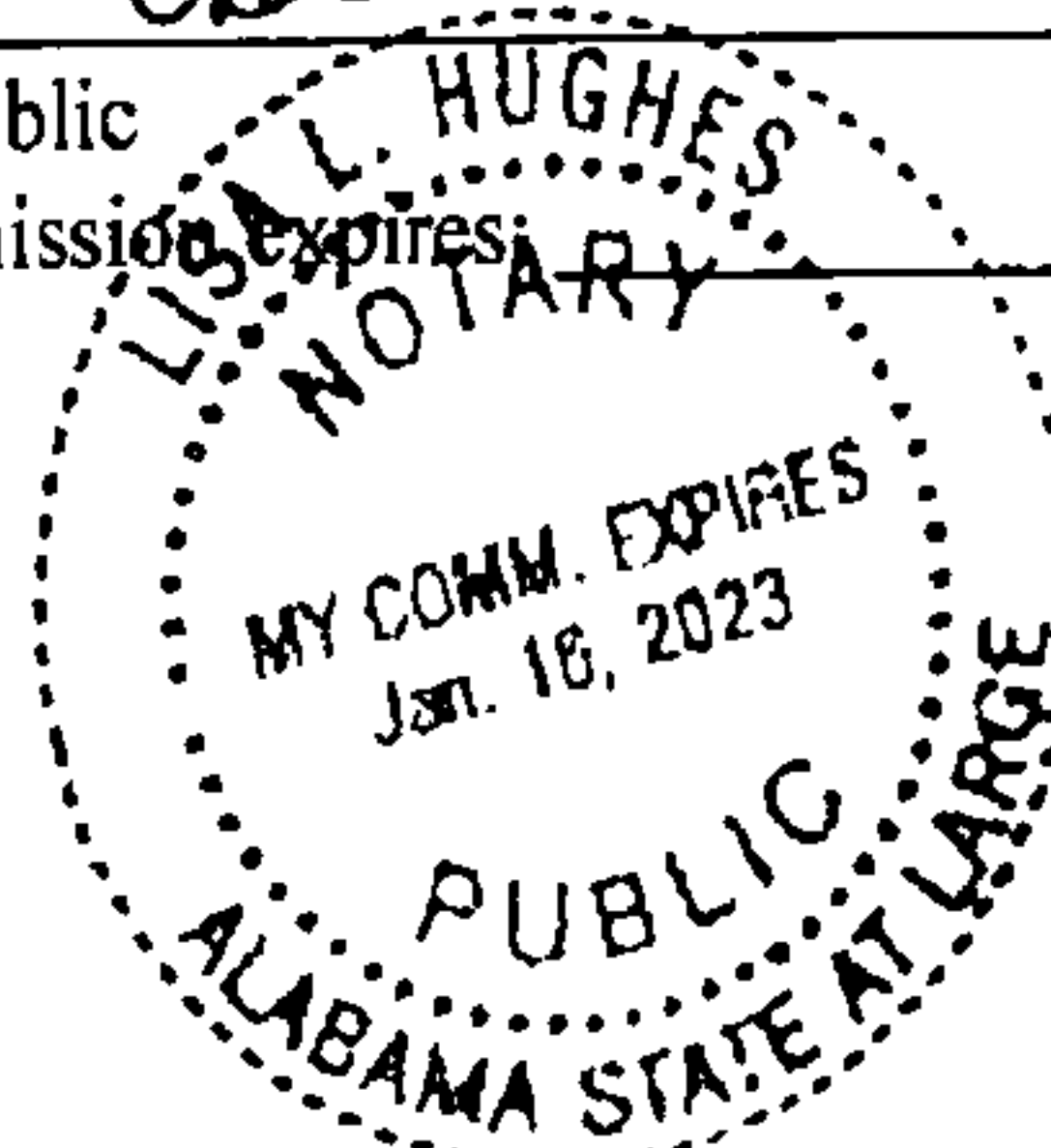
Given under my hand this the 28 day of July, 2022.


Notary Public

My commission expires

Send future tax notices to Grantee at:

21 Fox Hollow Rd
Hoover, AL 35007



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name
Mailing AddressBrandon Kennedy
13928 Reier Rd Unit 506
Pensacola, AL 32507Grantee's Name
Mailing AddressIronclad Properties LLC
21 Fox Hollow Circle
Hoover, AL 35007

Property Address

121 Margold Dr.
Calhoun, AL 35007

Date of Sale

7-28-22

Total Purchase Price \$

185,000

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☐ 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 7-28-22Print Brandon Kennedy

Unattested _____

(verified by)

Sign Brian AK

(Grantor/Grantee/Owner/Agent) circle one

