This instrument was prepared by: Daniel Odrezin Daniel Odrezin, LLC 3138 Cahaba Heights Road Birmingham, AL 35243

Send tax notice to: Robert P. Singleton 1616 Wingfield Drive Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of EIGHT HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$830,000.00), to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, Michael Repole and Cassandra L. Repole, a married couple, (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto Robert P. Singleton (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 901, according to the Survey of Brook Highland, an Eddleman Community, 9th Sector, as recorded in Map Book 17, Page 63 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$622,500.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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 Grantee, his, her or 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 Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31st day of August, 2022.

YS		THE RESERVE OF THE PARTY OF THE	
Michael Rep	oole		
Cassard	rat	Repole	ar en
Cassandra L	. Repole		

DAMEL ODRÆZIN My Commission Expires April 3, 2026

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael Repole and Cassandra L. Repole** 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 on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2022.

Notary Public

My Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Na	me Michael Repole and Cassandra L.	Repole	Grantee's Name Mailing Address		P. Singleton Vingfield Drive)
Mailing Add	ress 124 Scotch Crest Drive Birmingham, AL. 35242				gham, AL 352	_
Property Add	dress 1616 Wingfield Drive Birmingham, AL 35242		Date of Sale Total Purchase Pric		31, 2022 \$830,000.00	
			Actual Value Or	Value ¢		
			Assessor's Market	vaiue <u>b</u>	•••••••••••••••••••••••••••••••••••••••	
^	price or actual value claimed on this a ation of documentary evidence is not a		erified in the follows	ing docu	mentary evide	nce: (check
Bill of	fSale	Appraisal				
	Contract	Other:				
X_ Closir	ng Statement					
•	ance document presented for recordations of secondations and required.	ion contains a	ll of the required inf	ormation	n referenced ab	ove, the filing
		Instruction	ons			
Grantor's nan current maili	ne and mailing address - provide the n ng address.			eying in	iterest to prope	rty and their
Grantee's nan conveyed.	ne and mailing address - provide the n	ame of the pe	erson or persons to w	hom into	erest to propert	y is being
1	ress - the physical address of the proper property was conveyed.	erty being con	veyed, if available. I	Date of S	Sale - the date	on which
•	se price - the total amount paid for the nt offered for record.	purchase of t	he property, both rea	l and pe	rsonal, being c	onveyed by
the instrumen	- if the property is not being sold, the nt offered for record. This may be evid rrent market value.			_		
valuation, of	provided and the value must be determented by the local purposes will be used and the taxpayer	al official char	rged with the respons	sibility o	of valuing prop	erty for
further under	e best of my knowledge and belief that stand that any false statements claimed ama 1975 § 40-22-1 (h).					
Date: <u>August</u>	31, 2022		Shan. Prin.	UQU	Ande	(SU)
Unatte	ested	-	Sign Show		MANN	
Onatic	Filed and Recorded (verified by)		Sign Sign Sign Grantor/Grant	ntee/ Ow	mer/Agent) çir	cle one
M-Co	Official Public Records` Judge of Probate, Shelby County Alabama, County Clerk					Form RT-1
مراجع المراجع	Shelby County, AL 08/31/2022 02:05:34 PM					

alling 5. Burl

\$235.50 PAYGE

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