

FILE NO: V22-094

Send Tax Notice To: BASE PARTNERS, LLC
3040 Independence Dr
Homewood, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of ONE HUNDRED FIFTY-FIVE THOUSAND and 00/100 DOLLARS (\$155,000.00) and other good and valuable consideration, this day hand paid to the undersigned GRANTOR, COLTON ALEXANDER LOMBARDY, a married man (hereinafter referred to as "GRANTOR"), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, BASE PARTNERS, LLC, an Alabama limited liability company, whose mailing address is 3040 Independence Dr, Homewood, AL 35209 (hereinafter referred to as "GRANTEE"), the following described Real Estate, lying and being in the County of JEFFERSON, State of Alabama, to-wit:

Lot 26, Block 1, according to the Survey of Willow Glen, Second Sector, as recorded in Map Book 8, Page 102, in the Probate Office of Shelby County, Alabama.

*The Subject Property does not constitute the homestead of either the Grantor or the Grantor's spouse.

*This Property being taken Subject To that certain Mortgage given to Mortgage Electronic Registration Systems, Inc., solely as nominee for FIRSTBANK, in the amount of \$139,428.00, dated June 27, 2018, filed July 3, 2018, and recorded in Instrument No. 20180703000237550, in the Probate Office of Shelby County, Alabama; being transferred and assigned to FIRSTBANK by instrument 20210224000092800, in the Probate Office.

*This Property being taken Subject To that certain Mortgage given to Secretary of Housing and Urban Development, in the amount of \$18,676.83, dated August 17, 2021, filed August 26, 2021, and recorded in Instrument No. 20210326000415310, in the Probate Office of Shelby County, Alabama.

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, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, 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 hereinabove 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 heirs, 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 his hand and seal this the 8th day of August, 2022.

Poor Quality

Colton Alexander Lombardy
COLTON ALEXANDER LOMBARDY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Colton Alexander Lombardy, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, they, executed the same voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of August, 2022.

[Signature]
NOTARY PUBLIC
My Commission Expires: 5/11/24

THIS INSTRUMENT PREPARED BY:
L. Steven Bode V, Esq.
Cloud, Willis & Ellis, LLC
3928 Montclair Rd, Suite 227
Birmingham, AL 35213

L STEVEN BODE V
Notary Public
Alabama State at Large



Filed and Recorded 20220901000341670 09/01/2022 08:06:27 AM DEEDS 2/2
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2022 08:06:27 AM
\$181.00 BRITTANI
20220901000341670

Alvin S. Beyl

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 Address

Cotton Alexander
Lombardy
4th Berean Church Quincy Rd
Hiddenite, NC 28636

Grantee's Name

Base Partners LLC
Mailing Address 3040 Independence Dr
Home Wood, AL 35209

Property Address

314 Willow Glen Dr
Alabaster, AL
35

Date of Sale

8/8/22
Total Purchase Price \$ 155,000.00

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

☐ 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 _____

Print

Kimona Tolbert

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one