

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Kevin Ryan McLendon and
Sarah McLendon
4059 Greystone Drive
Hoover, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Million Two Hundred Thousand and 00/100 Dollars (\$1,200,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **H & S PROPERTY HOLDINGS, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **KEVIN RYAN McLENDON and SARAH McLENDON**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$960,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

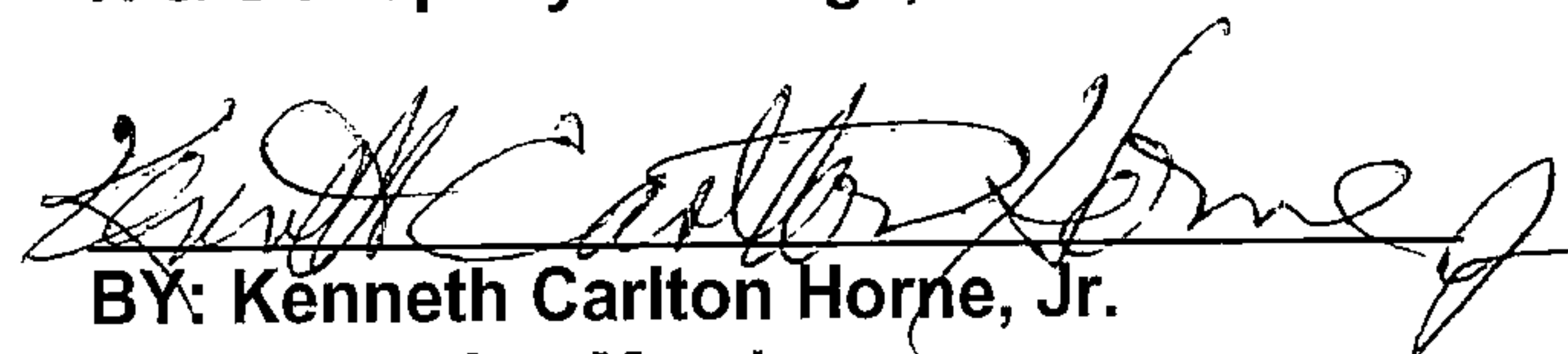
This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said Grantor, by **Kenneth Carlton Horne, Jr.**, its **Managing Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 31st day of August, 2022.

H & S Property Holdings, LLC

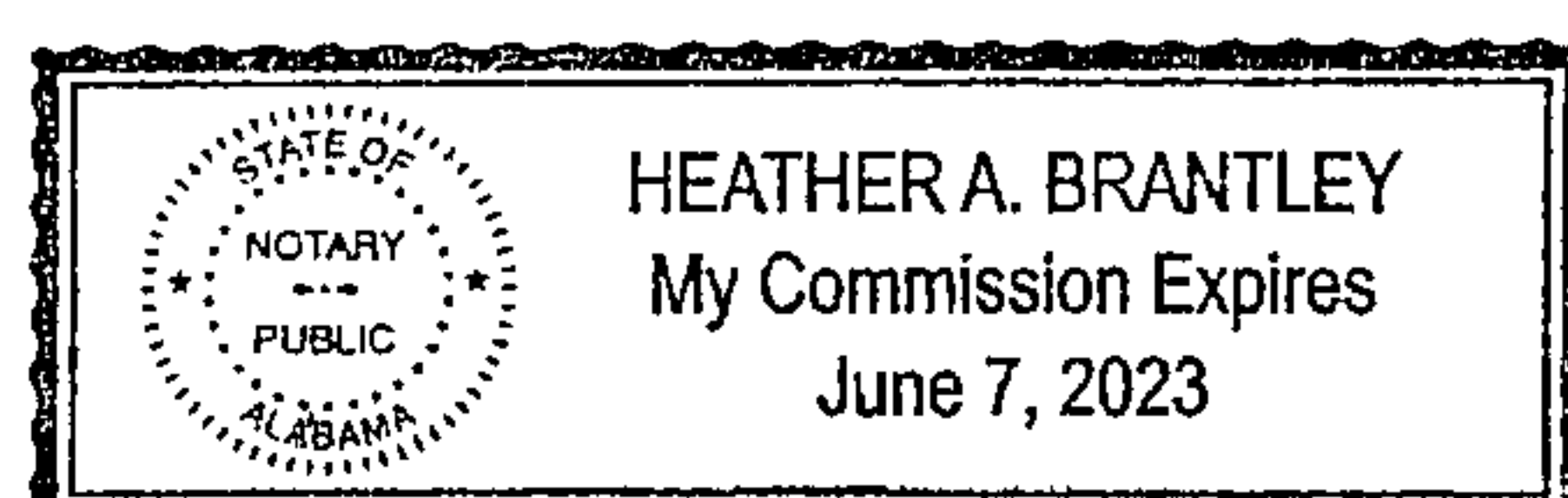

BY: Kenneth Carlton Horne, Jr.
ITS: Managing Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Carlton Horne, Jr.**, whose name as **Managing Member** of **H & S Property Holdings, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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



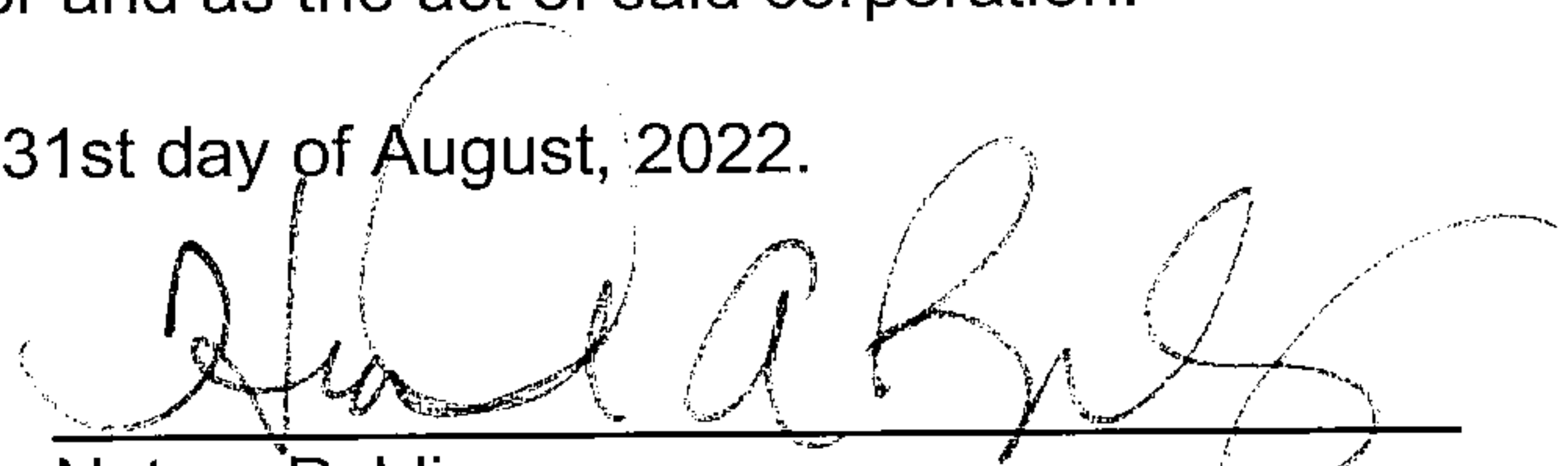

Notary Public
My Commission Expires: 06/07/2023

EXHIBIT "A"

Lot 25, according to the Survey of Greystone-1st Sector, Phase I, as recorded in Map Book 14, Page 91 A&B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions, in Book 317, Page 260 and Amended in Book 346, Page 942.

TAX PARCEL NUMBER: 03-8-33-0-002-032.000

Real Estate Sales Validation Form

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

Grantor's Name	H & S Property	Grantee's Name	KEVIN RYAN McLENDON
Mailing Address	Holdings, LLC	Mailing Address	SARAH McLENDON
	4972 Heather Point		4059 Greystone Drive
	Birmingham, AL 35242		Hoover, AL 35242
Property Address	4059 Greystone Drive	Date of Sale	August 31, 2022
	Hoover, AL 35242	Total Purchase Price \$	1,200,000.00
		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	☐ 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.

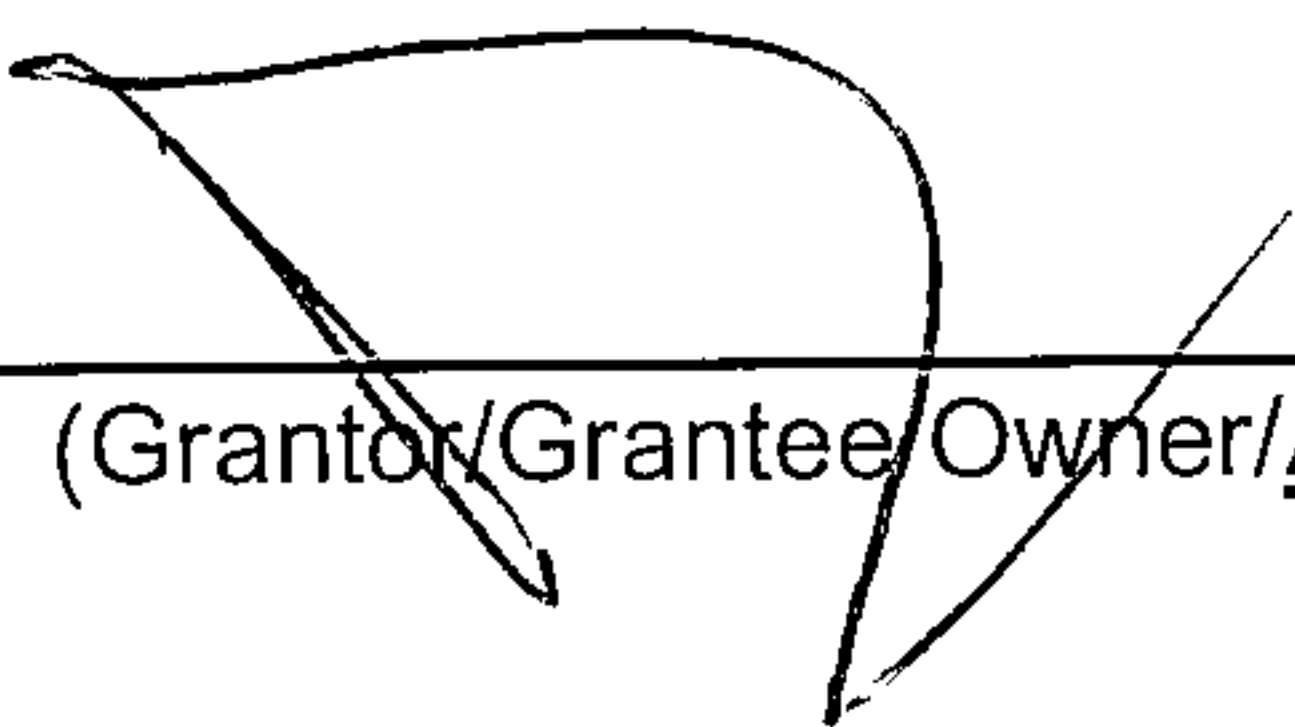
Date of Sale - the date on which interest to the property was conveyed.

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	August 31, 2022	Print	B. CHRISTOPHER BATTLES
☐ Unattested	(verified by)	Sign	
			(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2022 11:19:28 AM
\$268.00 JOANN
20220902000344310

Allen S. Bayl