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09/13/2022 01:44:12 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Simple Home Solutions LLC
215 W Sequoyia Dr 709311
Sandy, UT 84070

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **Two Thousand Five Hundred Dollars and NO/100 (\$2,500.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Donna Faye Green, a single person**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Simple Home Ownership Solutions, LLC, a Utah Limited Liability Company** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

A parcel of land lying in the SE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Southerly along the East line of said 1/4-1/4 a distance of 458.72 feet; thence run Westerly and parallel with the North 1/4-1/4 line a distance of 460.70 feet; thence South 11 degrees 30 minutes West along the East right of way of a chert road a distance of 100.0 feet; thence run South 55 degrees 51 minutes West a distance of 220 feet; thence run South 25 degrees 51 minutes West a distance of 80.0 feet to the Point of Beginning; thence run South 61 degrees East a distance of 105.0 feet; thence run South 39 degrees West a distance of 210.0 feet; thence run North 61 degrees West a distance of 210 feet; thence run North 39 degrees East a distance of 210.0 feet; thence run South 61 degrees East a distance of 105.0 feet to the Point of Beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my 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, the undersigned Grantor has hereunto set his/her hand and seal, this 12th day of September, 2022


Donna Faye Green

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Donna Faye Green** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

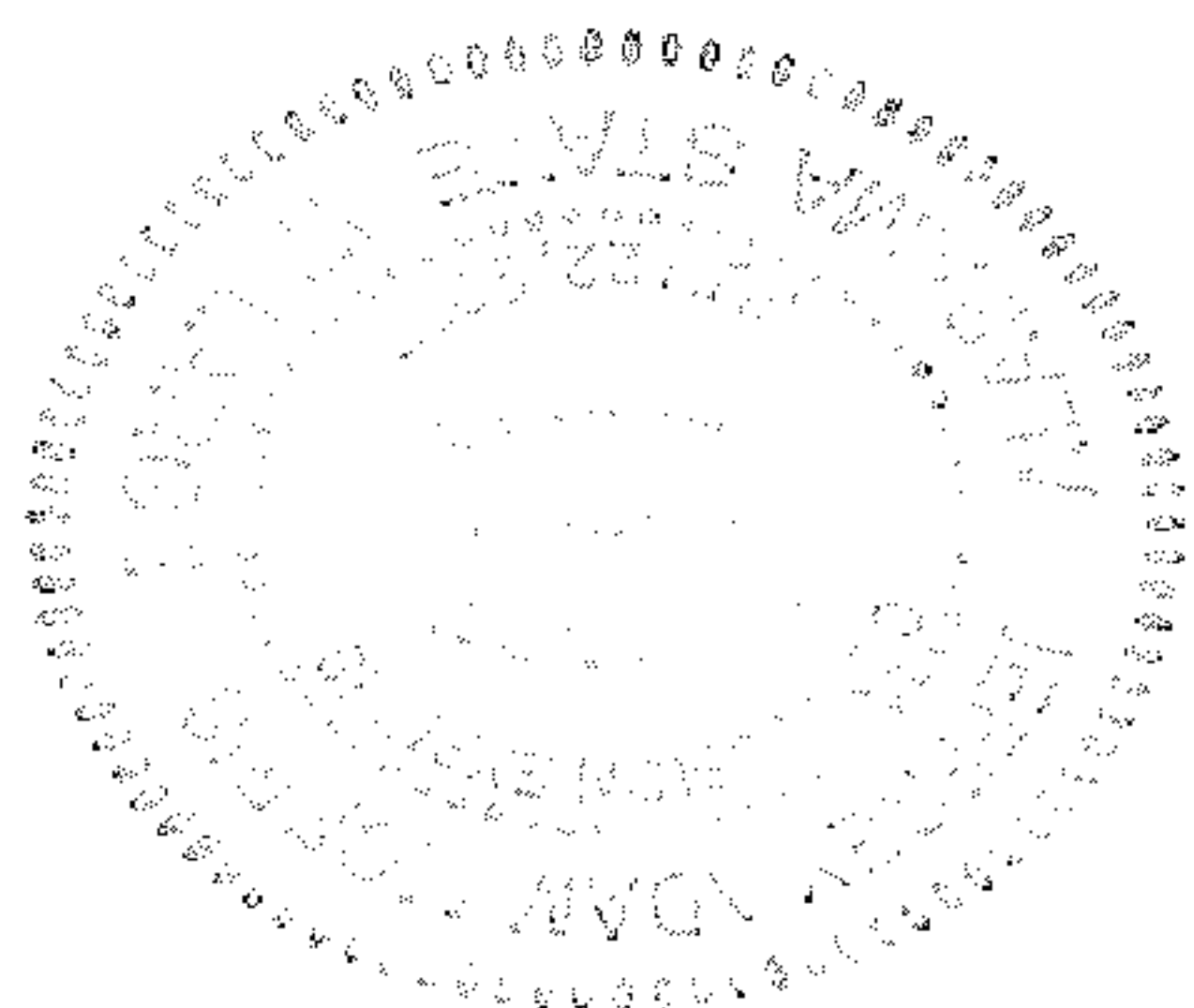
Given under my hand and official seal this the 12th day of September, 2022

Notary Seal

Notary Public

My commission expires:

6-22-2025



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

Grantor's Name Donna Faye Green

Grantee's Name

Simple Home Ownership
Solutions, LLCMailing Address 340 Betty Snow Dr.
Alabaster AL 35007

Mailing Address

215 W Sequoia Lily Dr #709
Sandy UT 84070

Property Address

Date of Sale

September 12th, 2022

145 5th Ct SE, Alabaster, AL 35007

Total Purchase Price

\$2,500.00

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

9/12/22

Print

Jeff Warrick

Sign

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****09/13/2022 01:44:12 PM****\$30.50 BRITTANI****20220913000355390**Alvin S. Boyd