



20220916000360120 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
09/16/2022 03:39:36 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: that in consideration of One Hundred and No/100 Dollars (\$100.00) and other valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Patricia Ann Wyatt, a widow** (herein referred to as Grantor), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Liberty Hill, LLC, an Alabama Limited Liability Company** (herein referred to as Grantee), its successors and assigns, all my right, title, interest, and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the NW ¼ of SE ¼ of Section 12, Township 21 South, Range 3 West, described as beginning on the south side of Birmingham-Montgomery Highway 128 feet southeast from where said Highway crosses west line of said ¼ - ¼ section and run southerly along John A. Fulton land 100 feet to north right of way line of L & N Railroad; thence southeast along said right of way 340 feet; thence northwesterly along south side of highway 357 feet to point of beginning: Excepting highway right of way. Situated in Shelby County, Alabama.

This conveyance is made subject to covenants, restrictions and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

And Grantor does for herself and for her heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of aforementioned premises, that they are free from all encumbrances unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that Grantor will and her heirs, executors and administrators shall, Warrant

Shelby County, AL 09/16/2022
State of Alabama
Deed Tax: \$15.00



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and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons, except as provided above.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16 day of August, 2020.

Patricia Ann Wyatt

STATE OF ALABAMA
COUNTY OF MONTGOMERY

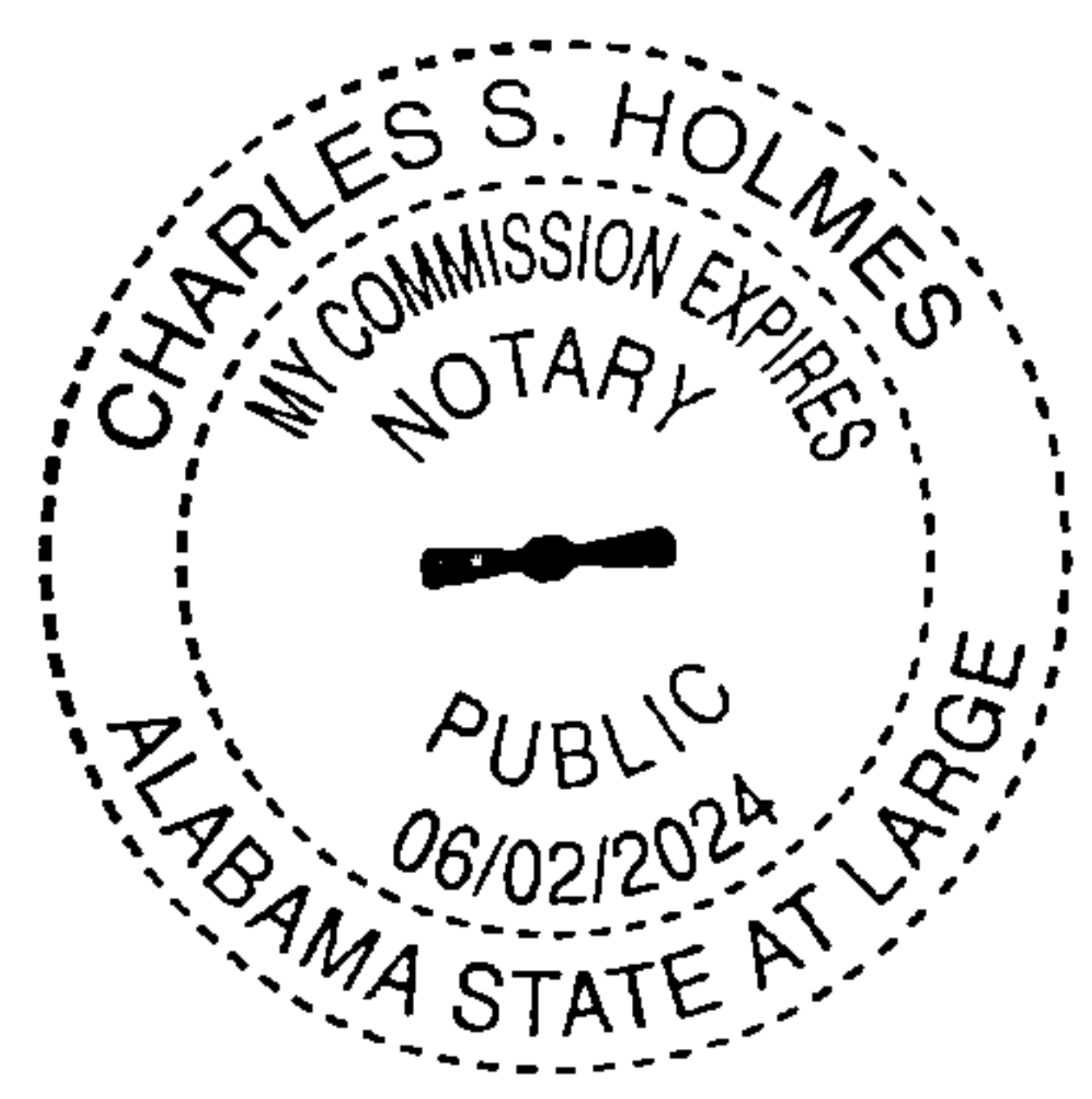
I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Patricia Ann Wyatt, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of August, 2020.

NOTARY PUBLIC

Commission expires: June 2 2024

THIS INSTRUMENT PREPARED BY:
Ball, Ball, Matthews & Novak, P.A.
Mark T. Davis, Esq.
445 Dexter Avenue, Suite 9045
Montgomery, AL 36104
(334)387-7680
(acting as scrivener only)





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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Patricia Wyatt
 Mailing Address 1334 Old Hwy 31
Albester 35007

Grantee's Name Liberty Hill LLC
 Mailing Address 7133 Timberwill Dr
Montgomery AL 36117

Property Address 1334 Old Hwy 31
Albester 35007

Date of Sale 8-18-20
 Total Purchase Price \$ 15,000
 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 9-16-22

Print Shon Lee
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)