

THIS INSTRUMENT PREPARED BY:
HILL, GOSSETT, KEMP & HUFFORD, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:

1129 DEL RAY DR
BIRMINGHAM, AL 35213

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred Fifty Thousand and No/100 Dollars (\$550,000.00)** to the undersigned Grantor, **Gregeory B. Davis, President of American Character Builders, an Alabama non-profit corporation formerly known as Alabama Citizens Action Program** (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **GTS Real Estate, LLC** (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 38 and 39, according to the Survey of Valdawood, as recorded in Map Book 8, pages 6A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Building line(s) as shown by recorded map.
2. Easement(s) as shown by recorded map.
3. Restrictions as shown by recorded map.
4. Restrictions for Lots 1, 2, 38 and 39 of Valdawood as recorded in Misc. Book 35, page 182, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Deed Book 4, page 441; Deed Book 111, page 625; Deed Book 336, page 858, in the Probate Office of Shelby County, Alabama.
6. Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Deed Book 320, page 928 and Real 162, page 542, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Deed Book 111, page 267; Deed Book 124, page 493; Deed Book 124, page 522; Deed Book 124, page 535; Deed Book 129, page 576; Deed Book 130, page 55; Deed Book 326, page 122; Deed Book 326, page 124; Instrument 1998-17712, in the Probate Office of Shelby County, Alabama.
8. Any adverse claim based upon changes in the boundary line of the land resulting from erosion or accretion caused by the flow of Indian Valley Lake.

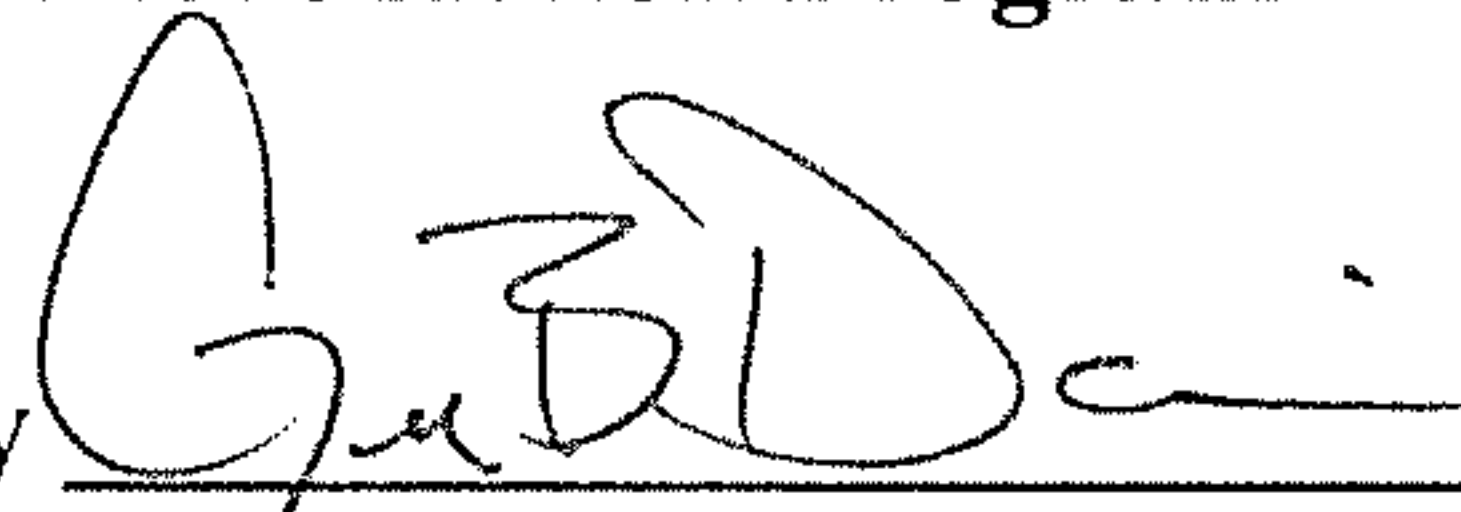
All recorded in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, his, her, or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its **President, Gregeory B. Davis**, who is authorized to execute this conveyance, hereto set its signature and seal this the 29th day September 2022.

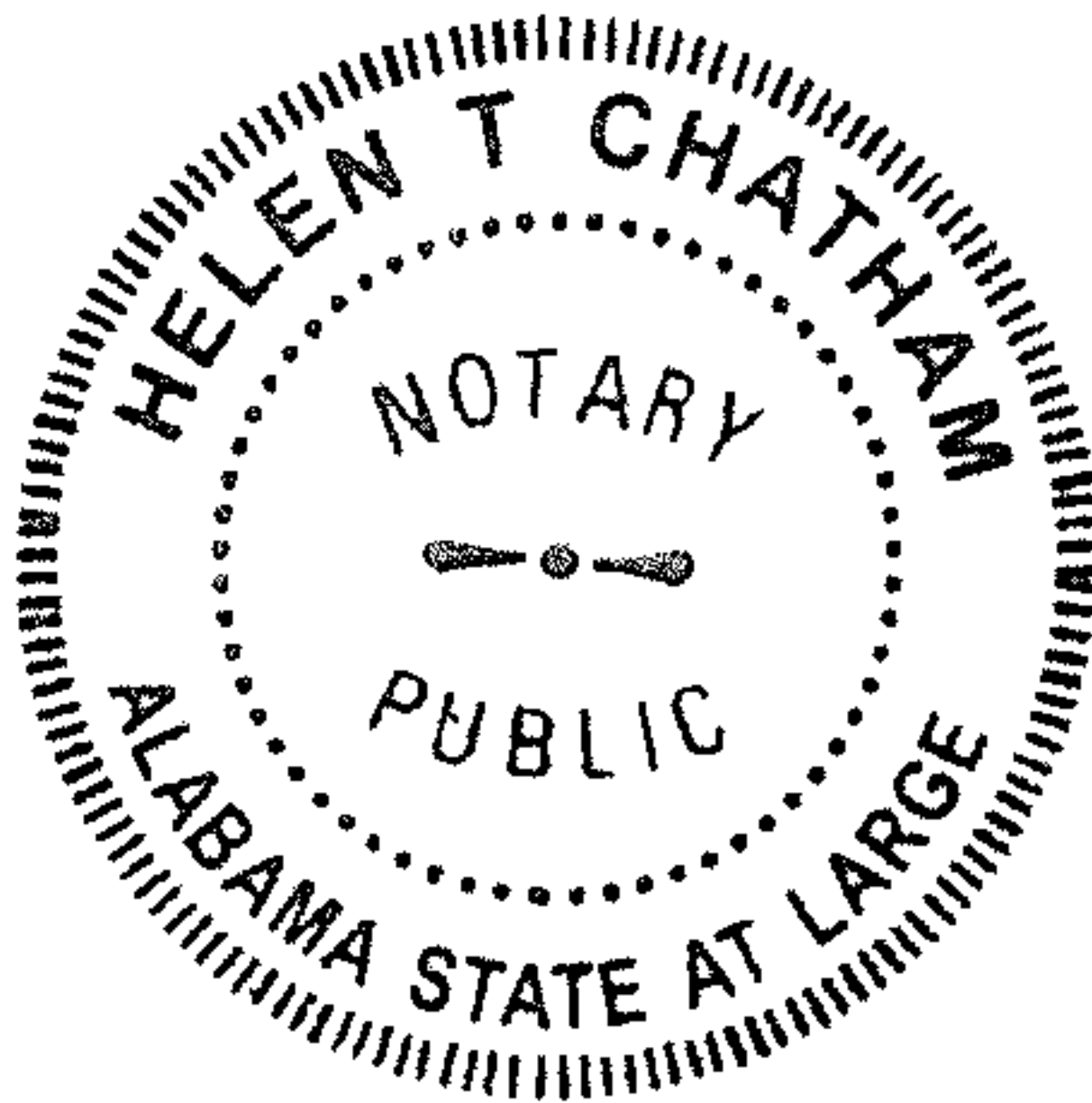
American Character Builders, an Alabama non-profit corporation formerly known as Alabama Citizens Action Program

By 
Gregeory B. Davis, President

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Gregeory B. Davis whose name as President of American Character Builders, an Alabama non-profit corporation formerly known as Alabama Citizens Action Program**, 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, he, as such President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 29th day of September, 2022.




Notary Public

My Commission Expires: 11/4/25

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

Grantor's Name American Character Builders
Mailing Address 2376 Lakeside Drive
Birmingham, AL 35244

Grantee's Name GTS Real Estate, LLC
Mailing Address 2376 Lakeside Drive
Birmingham, AL 35244

20220929000373270 09/29/2022 01:38:43 PM DEEDS 3/3

Property Address 2376 Lakeside Drive
Birmingham, AL 35244

Date of Sale 9-29-22
Total Purchase Price \$550,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2022 01:38:43 PM
\$578.00 JOANN
20220929000373270

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 9/29/22

Print Gregory B. Davis, Presiden

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one