

CORPORATION FORM WARRANTY DEED

State of Alabama
County of Shelby } Know All Men by These Presents:

That in consideration of the sum of **One Hundred Five Thousand Dollars and No Cents (\$105,000.00)**,the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Bodie LLC**, (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 **Hundred Acre Wood, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

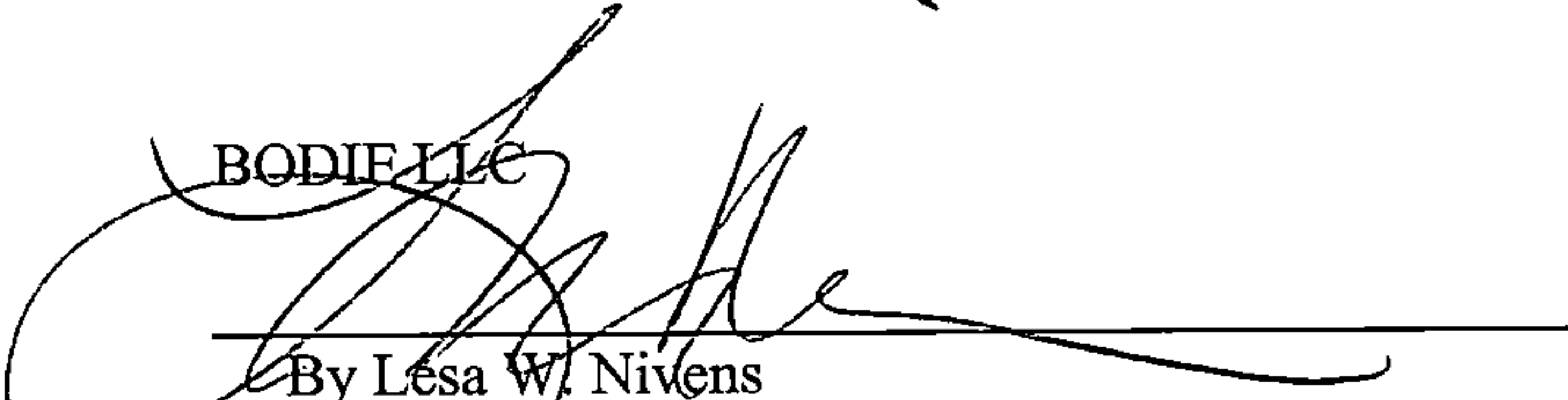
Lot 3, according to Bodie's Division of Lots 9 & 10 of Horsley's Map of the Town of Columbiana as recorded in map book 52, Page 16, in the Probate Office of Shelby County, Alabama.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

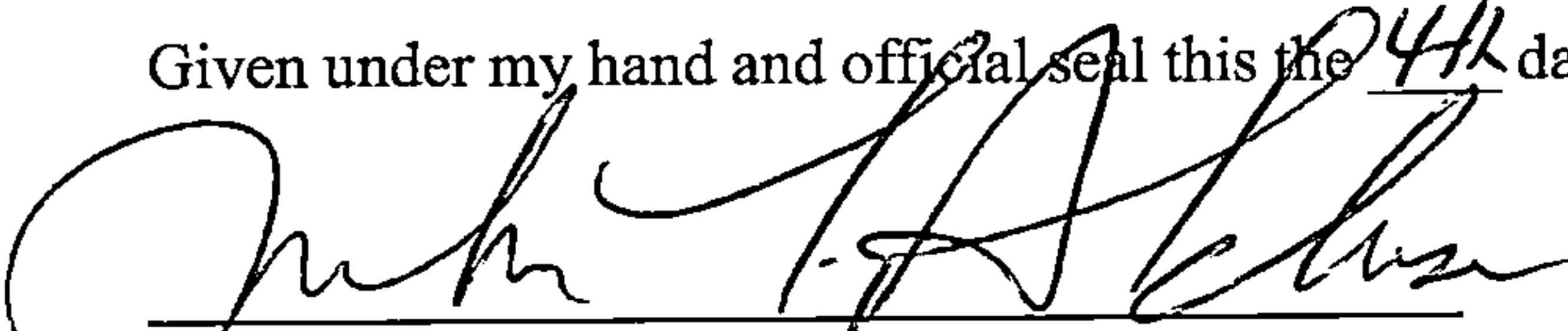
IN WITNESS WHEREOF, the said Grantor, by its Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of October, 2022.

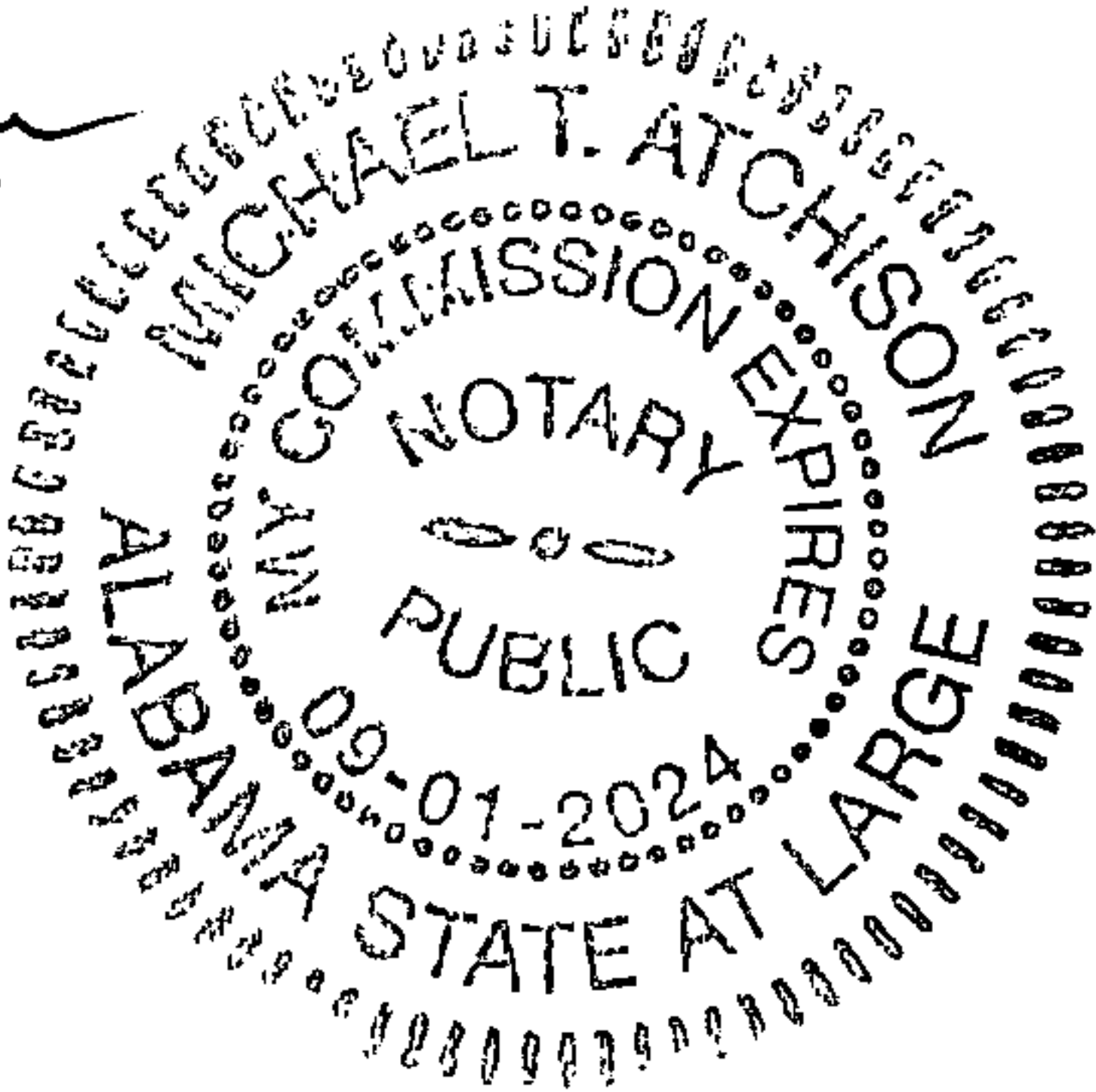
BODIE LLC

By Lesa W. Nivens
As Managing Member

State of Alabama
County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Lesa W. Nivens as Managing Member of Bodie LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily forand as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 4th day of October, 2022.


Notary Public, State of AlabamaMike
T. Atchison
My Commission Expires: 9-1-24





20221004000379610 2/2 \$130.00
Shelby Cnty Judge of Probate, AL
10/04/2022 03:54:09 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Bodie LLC Grantee's Name Hundred Acre Wood
Mailing Address 312 East Starrett Mailing Address PO Box 1037
Columbiana, AL 35051 Columbiana AL
(35051)

Property Address 102 South Main St Date of Sale 4 Oct 2022
Columbiana AL 35057 Total Purchase Price \$ 105,000.00
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 4 Oct 2022

Print Leslie W. Nivens

Unattested

Sign

(Verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1