

This instrument prepared by:  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Andrew Machtolff  
839 Dogwood Circle  
Birmingham, AL 35244 20221025000400250  
10/25/2022 09:53:21 AM  
DEEDS 1/3

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Three Hundred Fifty-Seven Thousand Five Hundred And No/100 Dollars (\$357,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Daniel Bullard, an unmarried person and Cynthia Palmer, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Andrew Machtolff (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Commence at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the West line of said 1/4-1/4 section a measured distance of 501.19 feet (deed 500 feet); thence turn right 90°01'24" and run East a distance of 70 feet to the Point of Beginning; thence continue along the last described course a distance of 216.0 feet; thence turn left 40°41'58" and run Northeasterly a distance of 90.69 feet; thence turn left 2°40'02" and continue Northeasterly a distance of 242.94 feet to the Southwest right of way line of Shelby County Road #369; thence turn left 99°10'10" and run Northwesterly along said Southwest right of way line a distance of 160.73 feet; thence turn left 88°30'45" and run Southwesterly a distance of 287.25 feet; thence turn right 109°00'35" and run Northwesterly a distance of 31.66 feet; thence turn left 108°42' and run Southwesterly a distance of 19.85 feet to a point of curve, said curve being to the right, having a radius of 290.39 feet and an interior angle of 32°54'10"; thence continue Southeasterly an arc distance of 166.76 feet; thence from the tangent of the last described course turn left 104°25'30" and run Southeasterly a distance of 22.13 feet to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

Subject to a third party mortgage in the amount of \$339,625.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 24<sup>th</sup> day of Oct., 20 22.

Dani Bullard

Daniel Bullard

Cynthia Palmer

Cynthia Palmer

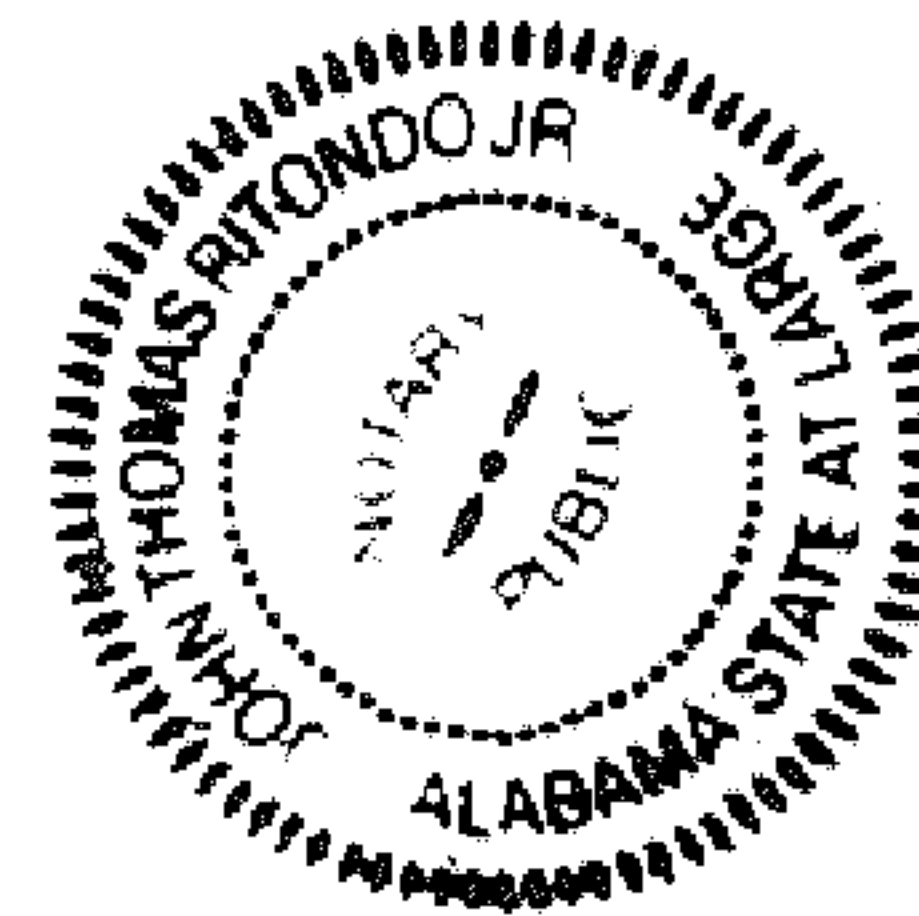
STATE OF ALABAMA  
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Bullard and Cynthia Palmer whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 24<sup>th</sup> day of Oct., 20 22

[Signature]  
Notary Public  
My commission expires:

John Thomas Ritondo, Jr.  
Notary Public, Alabama State At Large  
My Commission Expires August 29, 2023



**Real Estate Sales Validation Form**

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

Grantor's Name	Daniel Bullard and Cynthia Palmer	Grantee's Name	Andrew Machtloff
Mailing Address	<i>839 Dogwood Circle Birmingham, AL</i>	Mailing Address	839 Dogwood Circle Birmingham, AL 35244
Property Address	839 Dogwood Circle Birmingham, AL 35244	Date of Sale	October 24, 2022
		Total Purchase Price	\$357,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	Other: _____
<input checked="" type="checkbox"/> 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 - Daniel Bullard and Cynthia Palmer, . .

Grantee's name and mailing address - Andrew Machtloff, 839 Dogwood Circle, Birmingham, AL 35244.

Property address - 839 Dogwood Circle, Birmingham, AL 35244

Date of Sale - October 24, 2022.

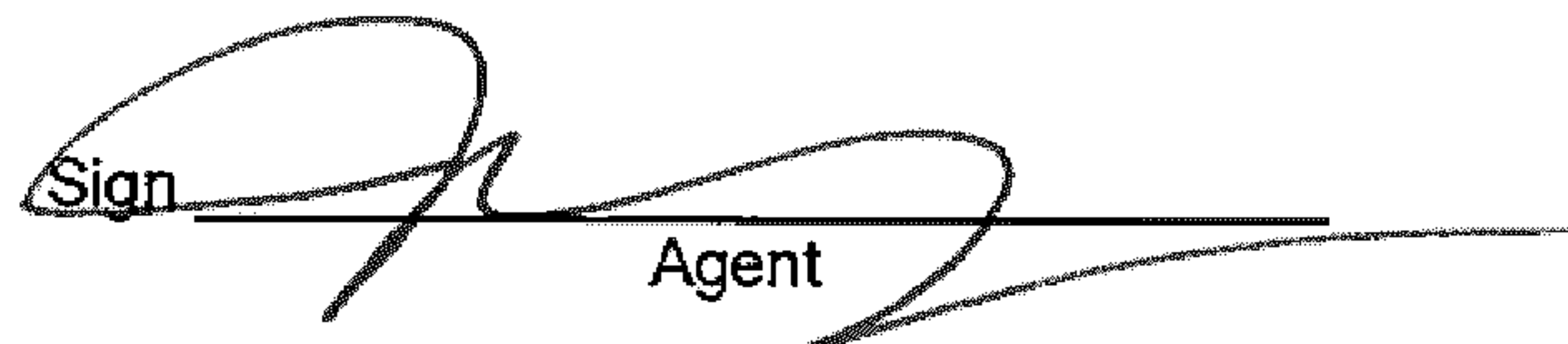
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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.

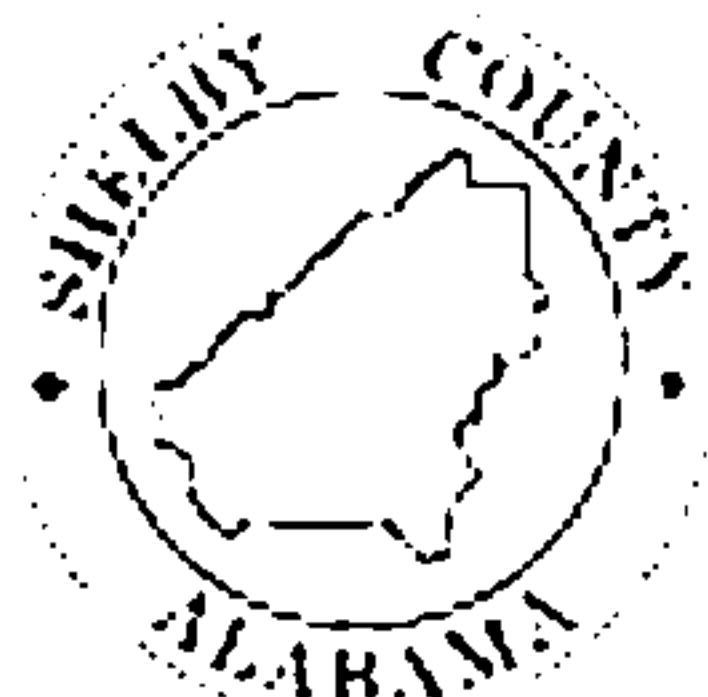
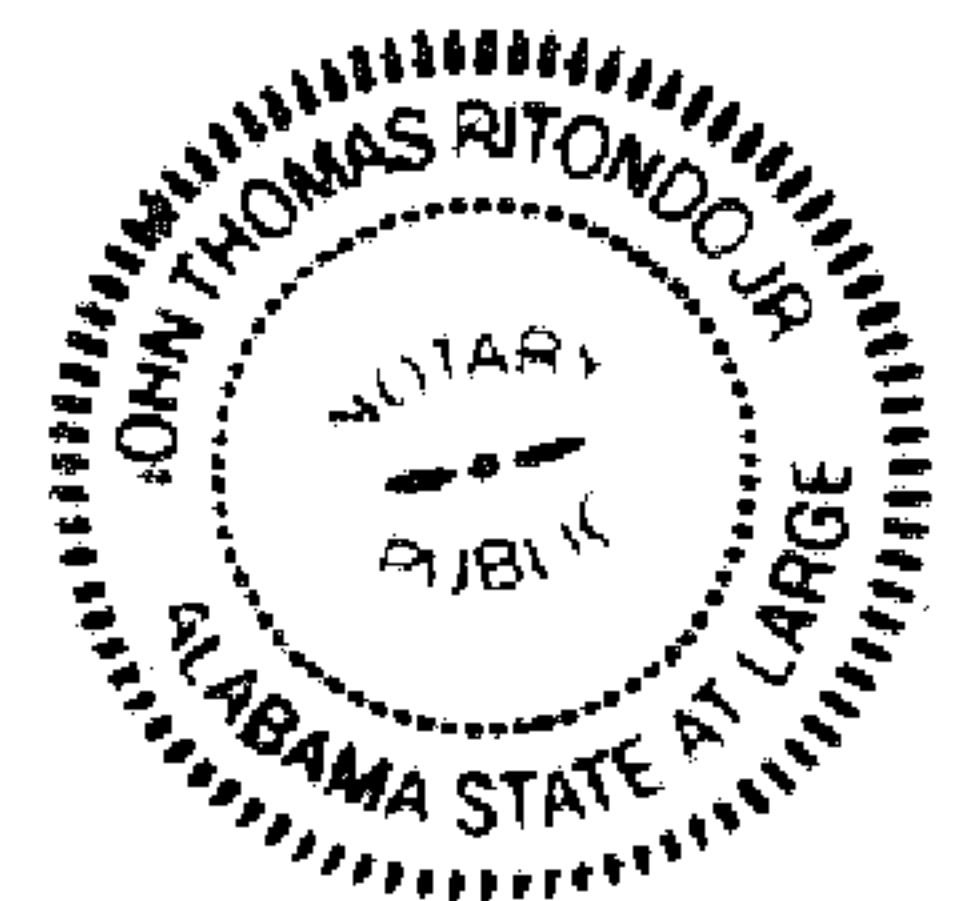
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: October 24, 2022

Sign  Agent

John Thomas Ritondo, Jr.  
Notary Public, Alabama State At Large  
My Commission Expires August 29, 2023



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/25/2022 09:53:21 AM**  
**\$46.00 JOANN**  
**20221025000400250**

*Alvin S. Boyd*