

Prepared by:
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Send Tax Notice to: 11/16/2022 03:31:56 PM
Rafy, Inc. DEEDS 1/3

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED NINETY-NINE THOUSAND and no/100 DOLLARS (\$199,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **KAREN MARIE HARRINGTON and MARY ELIZABETH SVENSEN, as Personal Representatives of the ESTATE OF ROSE B. ELLIS, deceased, Shelby County Probate Case #PR-2022-000989** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **RAFY, INC., an Alabama corporation** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 56, according to the Survey of Final Plat of Hayesbury Phase 2, as recorded in Map Book 30, Page 104, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations, if any, of record.

\$199,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with its heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 10th day of November, 2022.

Karen Marie Harrington

KAREN MARIE HARRINGTON, as Personal Representative of the ESTATE OF ROSE B. ELLIS, deceased, Shelby County Probate Case #PR-2022-000989

Mary Elizabeth Svensen

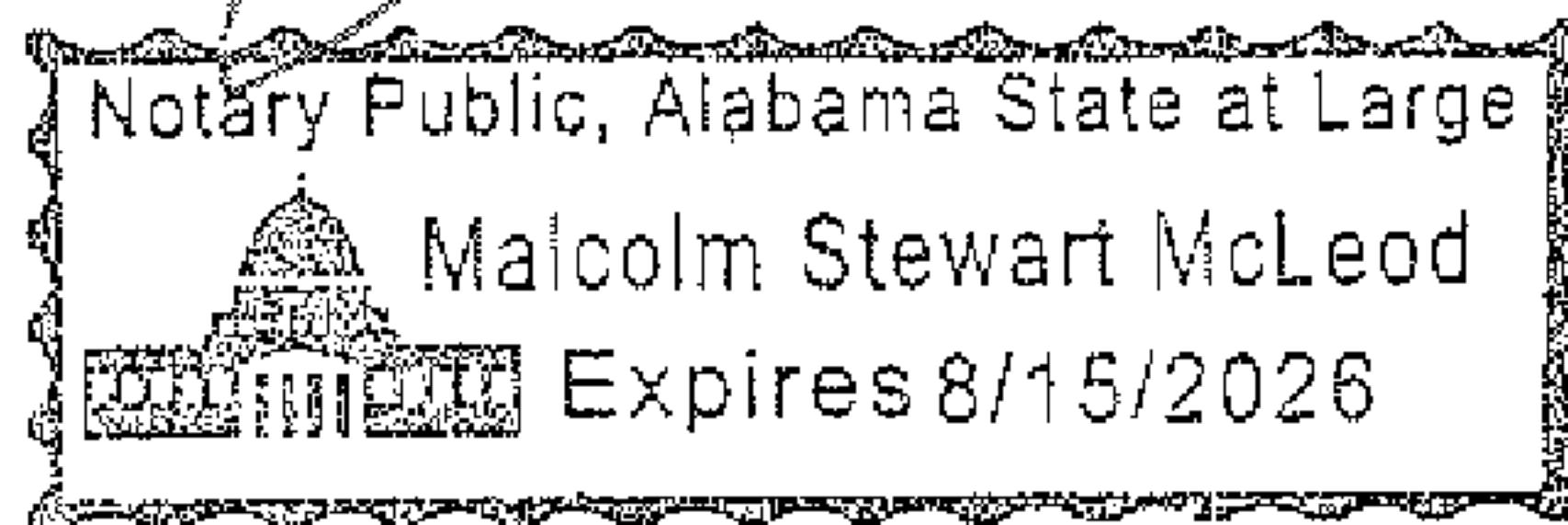
MARY ELIZABETH SVENSEN, as Personal Representative of the ESTATE OF ROSE B. ELLIS, deceased, Shelby County Probate Case #PR-2022-000989

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **KAREN MARIE HARRINGTON and MARY ELIZABETH SVENSEN, as Personal Representatives of the ESTATE OF ROSE B. ELLIS, deceased, Shelby County Probate Case #PR-2022-000989** , whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as said Personal Representatives, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of November, 2022.

NOTARY PUBLIC
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF ROSE B. ELLIS,
deceased

Grantee's Name RAFY, INC.

Mailing Address 128 HAYESBURY LANE
PELHAM, AL 35124

Mailing Address 128 HAYESBURY LANE
PELHAM, AL 35124

Property Address 128 HAYESBURY LANE
PELHAM, AL 35124

Date of Sale November 14, 2022

Total Purchase Price \$199,000.00

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
- Sales Contract
- Closing Statement

- Appraisal
- Other _____

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 November 14, 2022

Print Malcolm S. McLeod

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2022 03:31:56 PM
\$228.00 BRITTANI
20221116000425120

File 22753

Form RT-1
Alabama 08/2012 LSS

Alvin S. Bevil