

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Birmingham, AL 35216

SEND TAX NOTICE TO:
CHRIS BOGLIN
106 HIDDEN CREEK COVE
PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

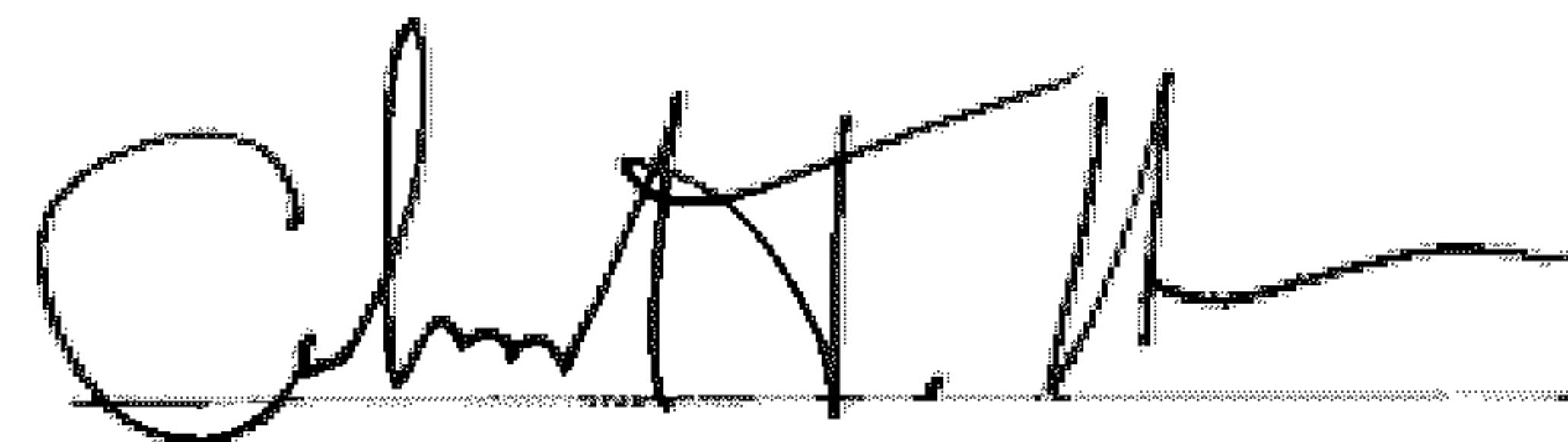
KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Fifty-Six Thousand and 00/100 Dollars (\$156,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, CHARLES T. HOUSE, AN UNMARRIED PERSON (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto CHRIS BOGLIN AND CARL BOGLIN, JR. (herein referred to as "Grantees"), all of their right, title, and interest in the following described real estate, situated in Jefferson County, Alabama, to wit:

LOT 44, ACCORDING TO THE SURVEY OF PHASE ONE HIDDEN CREEK TOWNHOMES, AS RECORDED IN MAP BOOK 27, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and his/her assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and his/her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 29 day of November, 2022.



CHARLES T. HOUSE

STATE OF Michigan)
Kalamazoo COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHARLES T. HOUSE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she executed the same voluntarily in his/her capacity as attorney in fact on the day the same bears date.

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



ASMINA SAINI
Notary Public

My Commission Expires: 22nd July 2029

Real Estate Sales Validation Form

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

Grantor's Name CHARLES T HOUSE
Mailing Address c/o George Vaughn
100 Olde Towne Road, Suite 105
Vestavia Hills, AL 35216

Grantee's Name CHRIS BOGLIN
Mailing Address 106 HIDDEN CREEK COVE
PELHAM, AL 35124

Property Address 106 HIDDEN CREEK COVE
PELHAM, AL 35124

Date of Sale NOVEMBER 29, 2022
Total Purchase Price \$156000

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 11/29/2022

Print George M. Vaughn

Unattested

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Form RT 4

eForms



Allen S. Bush