This instrument was prepared by:

Daniel Odrezin Daniel Odrezin, LLC 3138 Cahaba Heights Road Birmingham, Alabama 35243 Send Tax Notice To: Adam Louis Reilly 3045 Riverwood Terrace Birmingham, AL 35242

## WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$209,900.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, Austin Dale Lacomb, an unmarried man, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto, Adam Louis Reilly (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot D, Block 15, according to the Survey of Riverwood, 6th Sector, together with undivided interest in the Common Area, as set forth in the Declaration recorded in Misc. Volume 39, Page 880, as recorded in Map Book 9, Page 7, in the Probate Office of Shelby County, Alabama.

#### SUBJECT TO ALL MATTERS OF RECORD

\$203,603.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of December, 2022.

Austin Dale Lacomb

STATE OF ALABAMA

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Austin Dale Lacomb, whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December, 2022.

Notary Public

My Commission Expires: 05/25 /2025

CONTROP PUBLISHED OF ALABAMAN

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### Real Estate Sales Validation Form

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

| Grantor's Name <u>Austin Da</u><br>Mailing Address 100 11th                                 |                      |   | Grantee's Name<br>Mailing Address | Adam Louis Reilly 3045 Riverwood Ter | TOCA   |
|---|----------------------|---|-----------------------------------|--------------------------------------|--|
|   | AL. 35007            |   | Maning Addicss                    | Birmingham, AL 352                   | <del></del>  |
| Property Address 3045 Ri  |                      |   | Date of Sale                      | December 8, 2022                     | _<br>^   |
| Birmingh  | am, AL 35242         |   | Total Purchase Pric               | se <u>\$209,900.00</u>               | <u>)                                    </u>   |
|   |                      |   | Actual Value<br>Or                | \$                                   | <del></del>  |
|   |                      |   | Assessor's Market                 | Value \$                             | <del></del>  |
| The purchase price or actuation of documents  |                      |   | erified in the follow             | ing documentary evid                 | ence: (check   |
| Bill of Sale  |                      | Appraisal   |                                   |                                      |  |
| Sales Contract  |                      | Other:  |                                   |                                      | ·  |
| X Closing Statement   |                      |   |                                   |                                      |  |
| If the conveyance documents of this form is not required                                    | <b>A</b>             | ordation contains a   | ll of the required inf            | formation referenced a               | bove, the filing   |
|   |                      | Instruction   | ons                               |                                      |  |
| Grantor's name and mailing current mailing address.   | g address - provide  | the name of the pe  | rson or persons con               | veying interest to prop              | erty and their   |
| Grantee's name and mailing conveyed.  | g address - provide  | the name of the pe  | rson or persons to w              | hom interest to proper               | rty is being   |
| Property address - the physinterest to the property was                                     | ^                    | property being con  | veyed, if available.              | Date of Sale - the date              | on which   |
| Total purchase price - the the the instrument offered for a                                 | *                    | r the purchase of t   | he property, both rea             | al and personal, being               | conveyed by  |
| Actual value - if the proper<br>the instrument offered for a<br>assessor's current market v | ecord. This may be   |   | ·                                 | -                                    | •  |
| If no proof is provided and valuation, of the property a property tax purposes will         | s determined by the  | e local official char                                       | rged with the respon              | sibility of valuing pro              | perty for  |
| I attest, to the best of my kee further understand that any Code of Alabama 1975 § 4        | false statements cla |   |                                   |                                      |  |
| Date: <u>December 8, 2022</u>   |                      |   | Print: Show                       | man Add                              | P (501)  |
| Unattested  |                      |   | Sign Novt                         | a Dindaa                             | The state of the s |
|   | (verified by)        | Filed and Recorded  | <del></del>                       | ntee/ Owner/Agent) ci                | rcle one   |
|   | St. III.             | Official Public Records<br>Judge of Probate, Shelb<br>Clerk | y County Alabama, County          |                                      | Form RT-1  |
|   | والتر محمدات         | Shelby County, AL   |                                   |                                      |  |

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**\$34.50 JOANN**