

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Christopher W. Metcalf  
P.O. Box 530863  
Birmingham, AL 35253-0863

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY                      KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE MILLION THREE HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars (\$1,315,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Key 7 Management Services, LLC, an Alabama Limited Liability Company**

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

**Christopher W. Metcalf**

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 2, according to the Survey of Corporate Woods Circle, as recorded in Map Book 38, Page 73, in the Probate Office of Shelby County, Alabama.**


- Subject to:
- (1) 2023 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, his heirs and assigns, forever;

And Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 20th day of December, 2022


**Key 7 Management Services, LLC, an Alabama Limited Liability Company**

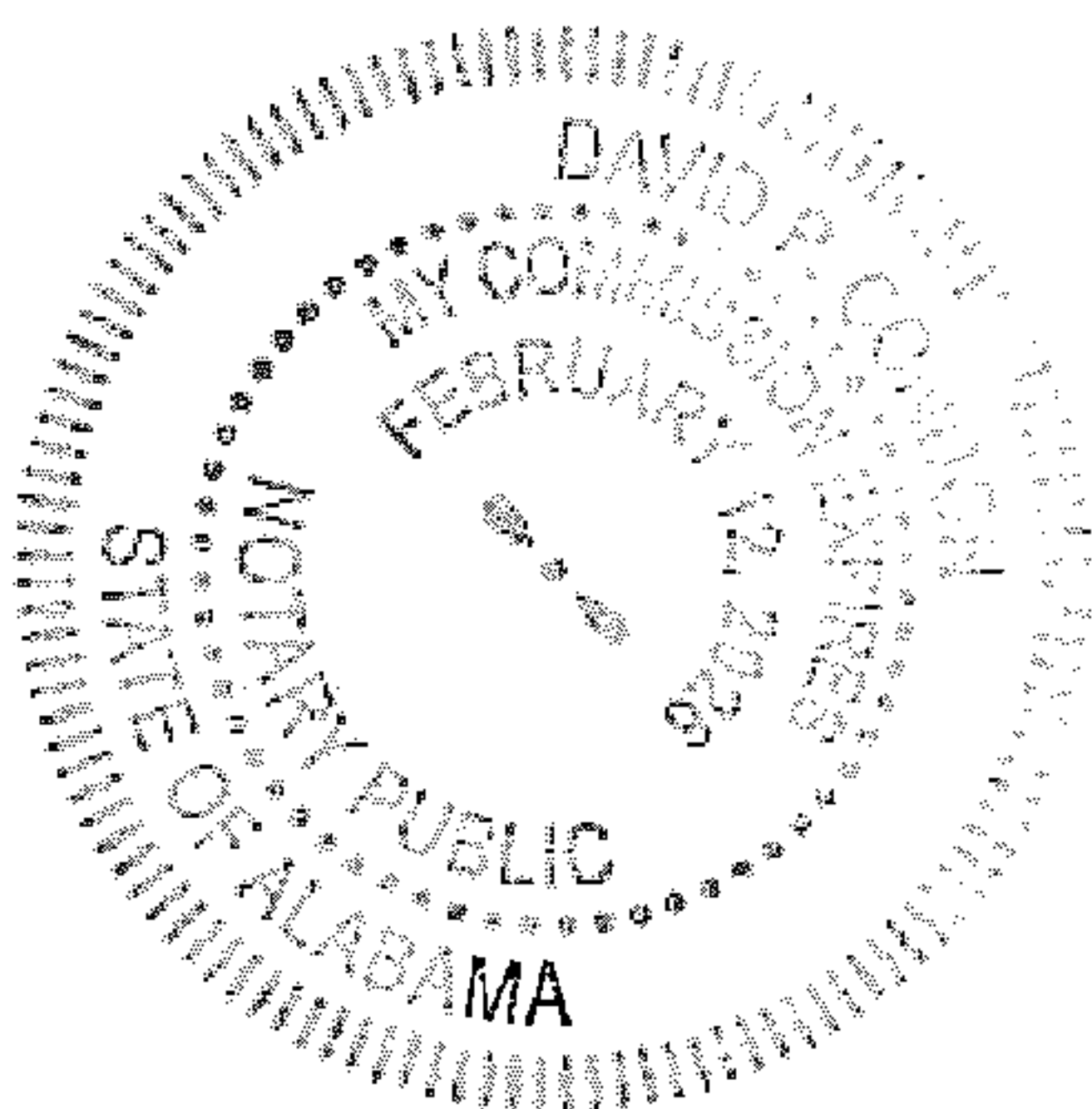
By:   
**Steven D. Splawn, Sole Member**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, David P. Condon, a Notary Public, in and for said County in said State, hereby certify that Steven D. Splawn whose name as Sole Member of Key 7 Management Services, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 20th day of December, 2022.

  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2026



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>Key 7 Management Services, LLC</u>	Grantee's Name	<u>Christopher W. Metcalf</u>
Mailing Address	<u>2183 Parkway Lake Park Dr Hoover AL 35244</u>	Mailing Address	<u>P.O. 530863 Birmingham, AL 35253-0863</u>
Property Address	<u>104 Corporate Woods Circle Alabaster, AL 35007</u>	Date of Sale	<u>December 20, 2022</u>
		Total Purchase Price	<u>\$1,315,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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	<input type="checkbox"/> Other:
<input 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 - 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 12/20/22 Print David Condon  
☐ Unattested ☐ (verified by) Sign [Signature]  
(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/21/2022 10:22:35 AM  
\$1340.00 BRITTANI  
20221221000456840

Alvin S. Boyd