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12/28/2022 12:57:52 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Caitlin Goldman
8325 W 34th Ave
Boynton Beach FL 33435

GENERAL WARRANTY DEED

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Four Hundred Seventeen Thousand Five Hundred Dollars and NO/100 (\$417,500.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **1611 Ridge Rd LLC, an Alabama Limited Liability Company**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Caitlin Goldman** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 4, Block 1, according to the Plat of Applecross, a subdivision of Inverness, as recorded in Map Book 6, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$250,500.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this
23rd day of December, 2022

**1611 Ridge Rd LLC, an Alabama
Limited Liability Company**

X John Padgett
By: **John Padgett**
Its: **Authorized Agent**

STATE OF AL
COUNTY OF Jefferson

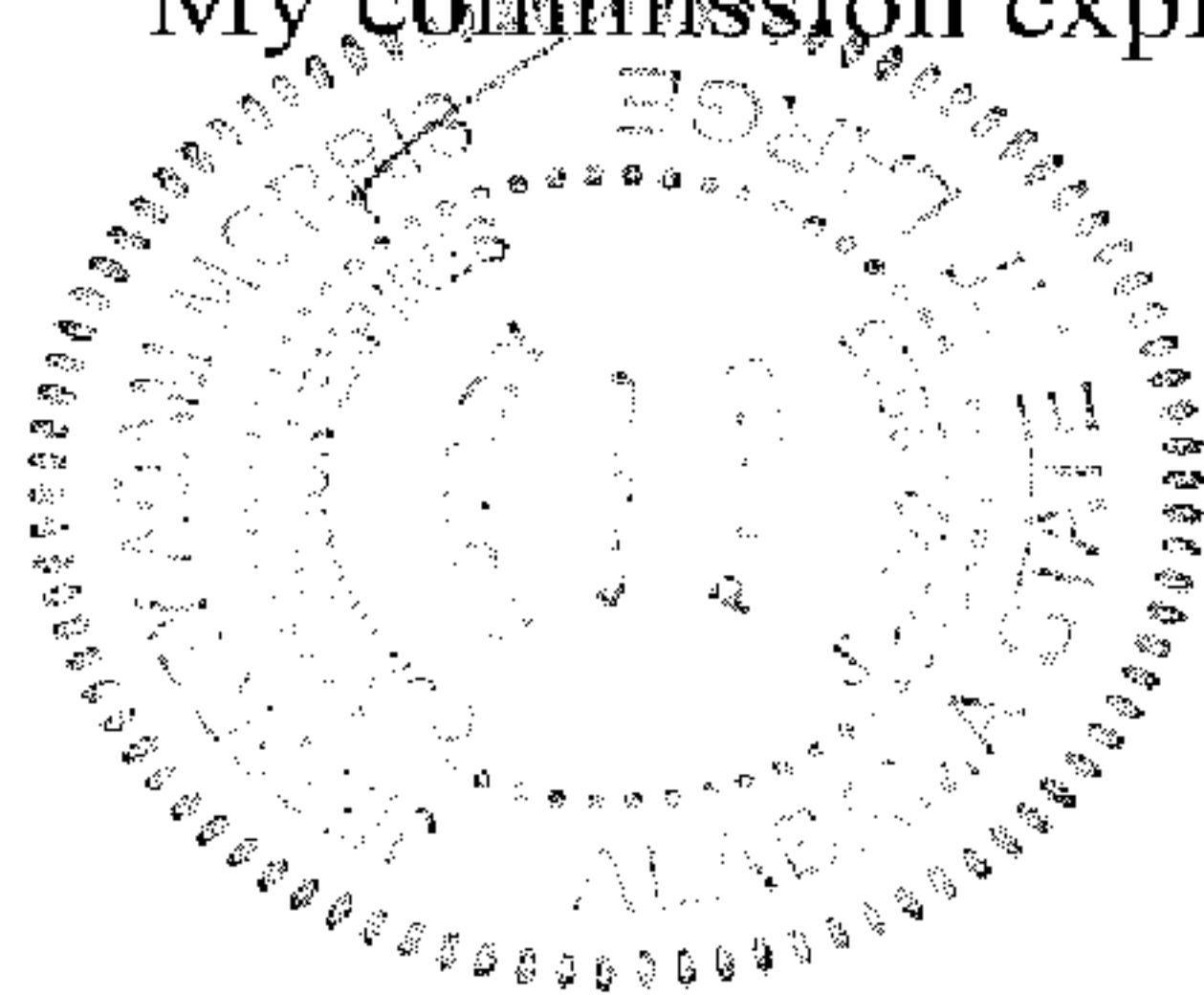
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that John Padgett, whose name as Authorized Agent of **1611 Ridge Rd LLC, an Alabama Limited Liability Company**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and in his capacity as Authorized Agent on the day the same bears date.

Given under my hand and official seal this the 23rd day of December, 2022

Notary Seal

Notary Public
My commission expires:

6-22-2025



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name 1611 Ridge Rd LLC

Grantee's Name

Caitlin Goldman

Mailing Address 3601 Cumberland Trce
Birmingham AL 35242

Mailing Address

832 S.W. 34th Ave
Boynton Beach FL 33435

Property Address

Date of Sale

December 23rd, 2022

3400 Autumn Haze Ln, Birmingham, AL 35242

Total Purchase Price

\$417,500.00

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)

Bill of Sale

Appraisal

Sales Contract

Other

☒ 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.

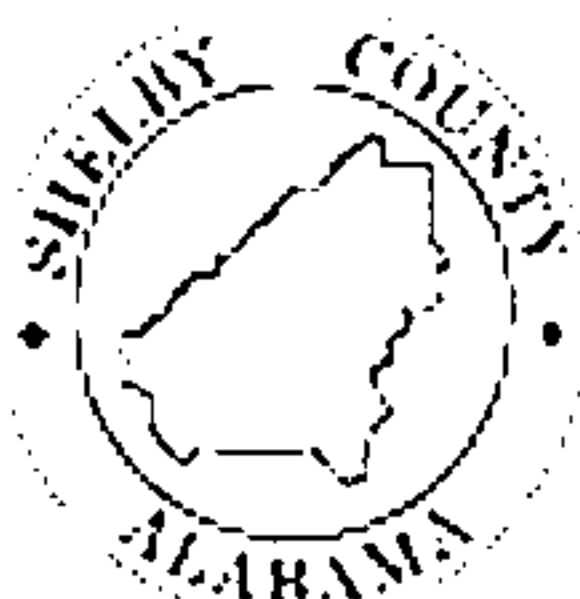
Date of Sale - the date on which interest to the property was conveyed.

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 12/23/22Print Jeff MorrisSign _____
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/28/2022 12:57:52 PM
 \$195.00 PAYGE
 20221228000461460

Alicia S. Bayl