

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2022-813

Send Tax Notice To:
HEATHER HENDERSON 20230103000001120
100 Chestnut Lane 01/03/2023 10:49:10 AM
Helena, AL 35080 DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED EIGHTY TWO THOUSAND AND 00/100 (\$382,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **TMS HOME SOLUTIONS, LLC**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **HEATHER HENDERSON** (herein referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 1, according to the Survey of Chestnut Glenn, as recorded in Map Book 10, Page 103, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$375,081.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TOMMY JOHNSON AND WILLIAM JOHNSON ARE ONE AND THE SAME PERSON, AS MEMBER OF TMS HOME SOLUTIONS, LLC

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

AND SAID GRANTOR, for said GRANTOR'S successors and assigns covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said **TOMMY JOHNSON, AS MEMBER OF TMS HOME SOLUTIONS, LLC**, has hereunto set his/her hand and seal this the 29th day of December, 2022

TMS HOME SOLUTIONS, LLC

By: Tommy Johnson MBR
TOMMY JOHNSON, MEMBER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **TOMMY JOHNSON, AS MEMBER** of **TMS HOME SOLUTIONS, LLC**, 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 in his capacity as such Member and with full authority has executed the same voluntarily on the day the same bears date.

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

Carrye J. Worthington
NOTARY PUBLIC
My Commission Expires:
Mar. 21, 2026
ALABAMA STATE AT LARGE NOTARY PUBLIC

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

Grantor's Name TMS HOME SOLUTIONS, LLC
 Mailing Address 100 Chestnut Lane
Helena AL 35080

Grantee's Name HEATHER HENDERSON
 Mailing Address 100 Chestnut Lane
Helena, AL 35080

Property Address 100 Chestnut Lane
Helena, AL 35080

Date of Sale December 29, 2022
 Total Purchase Price \$382,000.00
 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

☐ Appraisal
☐ 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).

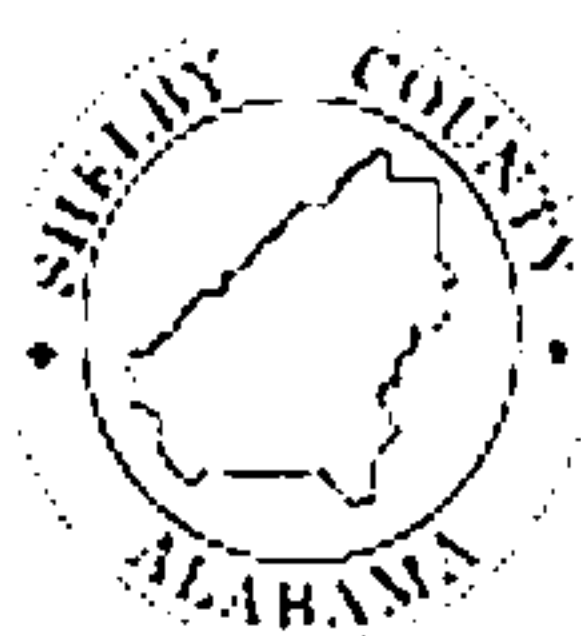
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-29-22 Print Janie Worthington

☐ Unattested

(verified by)

Sign Janie Worthington
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/03/2023 10:49:10 AM
 \$35.00 BRITTANI
 20230103000001120

Form RT-1

Allen S. Boyd