

This instrument was prepared by:  
Mark E. Gualano, Attorney  
701 Chestnut Street  
Vestavia Hills, Alabama 35216

Send Tax Notices to:  
He Said then She Said, LLC  
315 Dixon Ave  
Homewood, AL 35209

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Three Hundred Sixty-Five Thousand and no/100 (\$365,000.00)** Dollars, to the undersigned Grantor, **Byrom Properties, LLC**, (herein referred to as Grantor), in hand paid by the Grantee (s) herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **He Said then She Said, LLC** (herein referred to as Grantee (s), the following described real estate, situated in Shelby County, Alabama to-wit:

**See attached Exhibit "A".**

**\$391,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.**

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.


TO HAVE AND TO HOLD, to the said Grantee (s), their heirs, successors and assigns forever.

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IN WITNESS WHEREOF, the said **Byrom Properties, LLC** by **Marty Byrom, its Member,** and by **BRE Investments, its Member,** who are authorized to execute this conveyance, have hereto set their signatures and seals this the 26th day of January, 2023.

**Byrom Properties, LLC**

**By: BRE Investments, its Member**

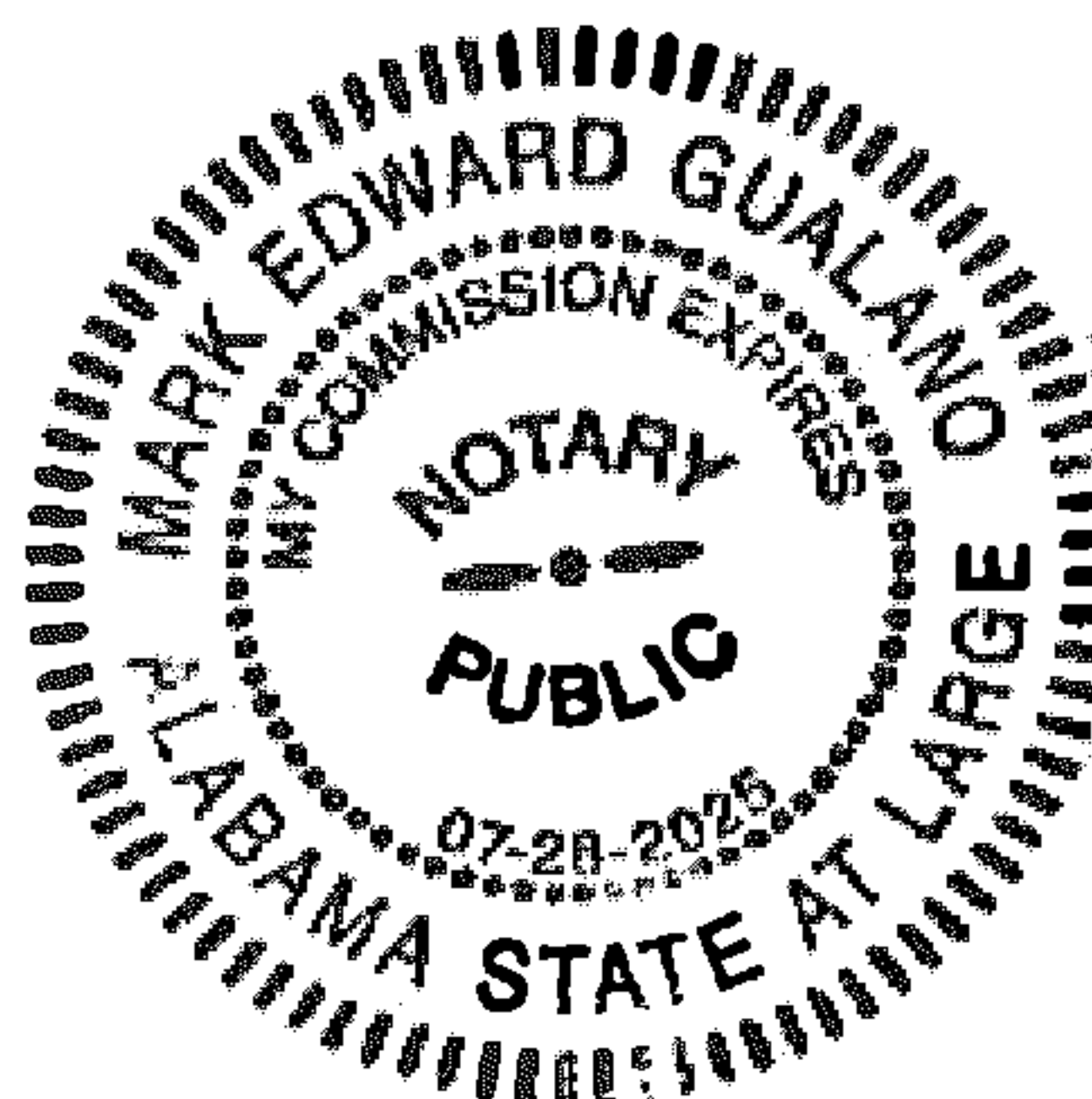
By:   
**Colt Byrom, its Manager**

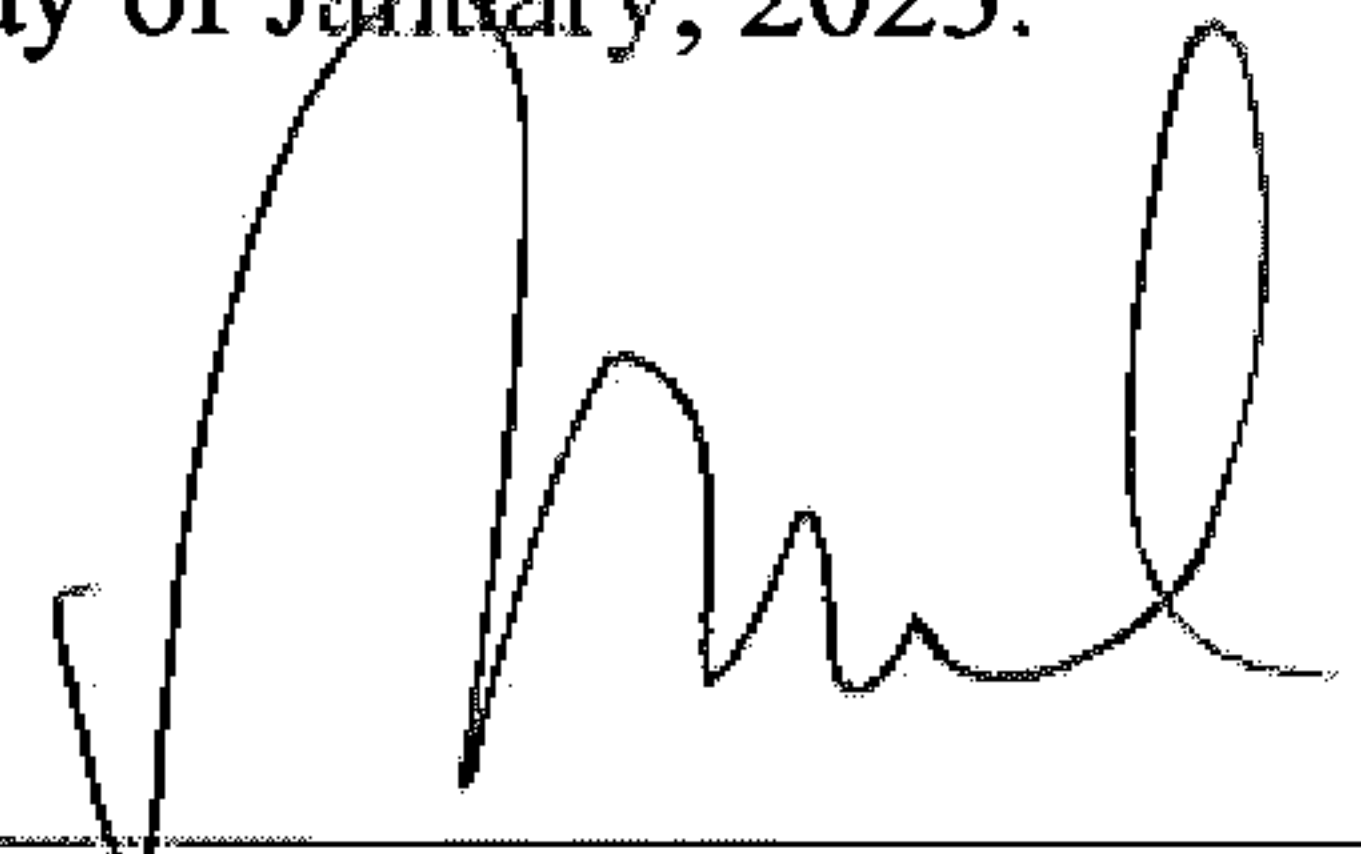
By:   
**Marty Byrom, its Member**

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **BRE Investments, LLC as Member of Byrom Properties, LLC, by Colt Byrom, its Manager,** 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 **Manager** and with full authority, executed the same voluntarily for and as the act of said **BRE Investments, LLC, as Member of Byrom Properties, LLC.**

Sworn to and subscribed before me this the 26th day of January, 2023.

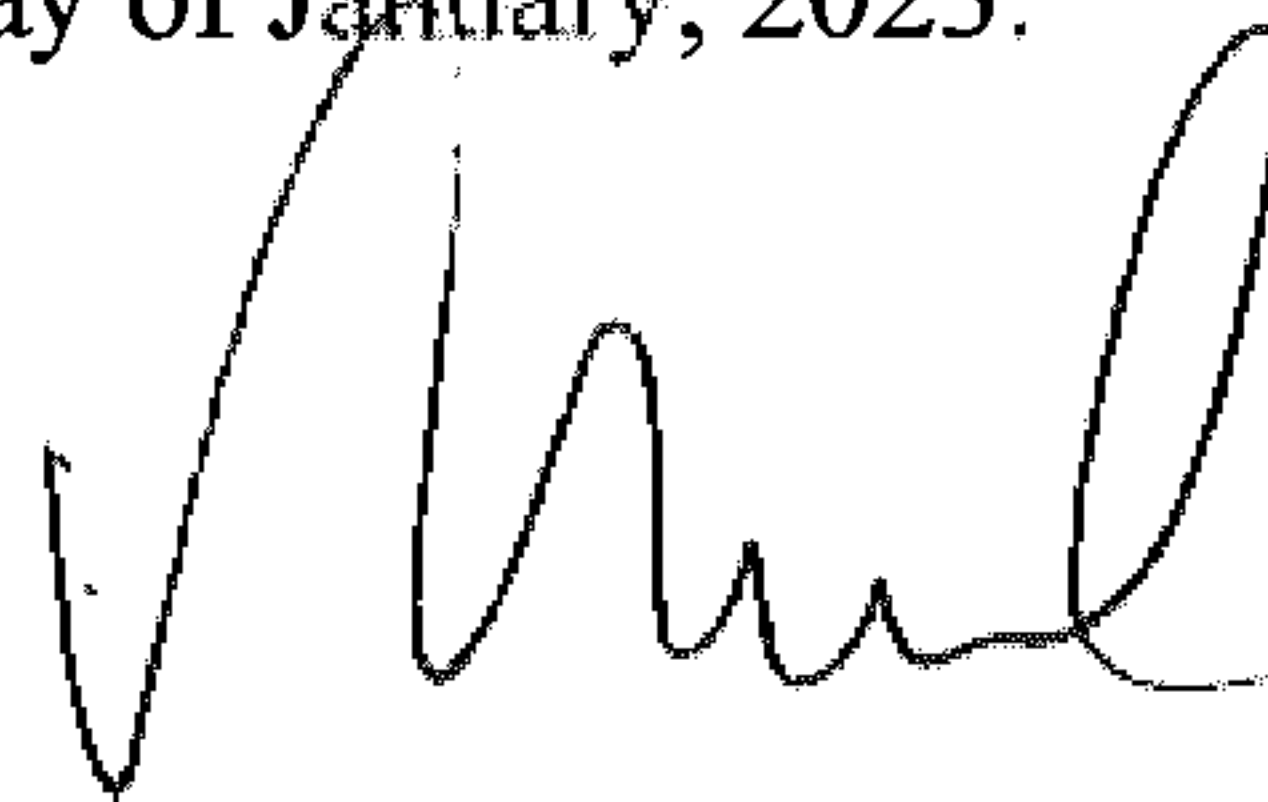


  
Notary Public  
My Commission Expires: 7/28/25

STATE OF ALABAMA)  
JEFFERSON COUNTY)

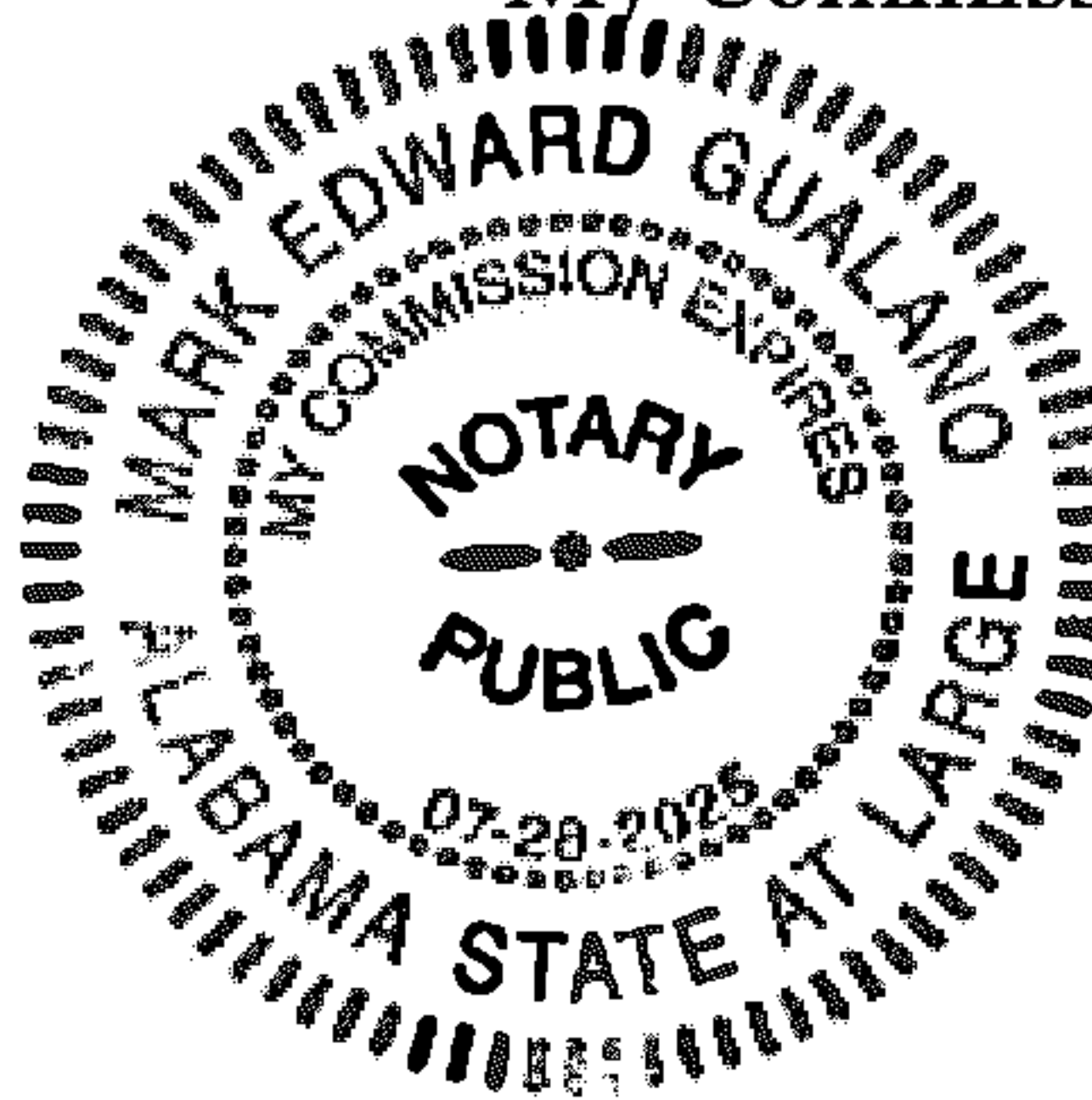
I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Marty Byrom, as Member of Byrom Properties, LLC**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as **Member** and with full authority, executed the same voluntarily for and as the act of said **Byrom Properties, LLC**

Sworn to and subscribed before me this the 26th day of January, 2023.



Notary Public

My Commission Expires: 7/22/25



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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File No.: 2022396

Unit 100, Building 2101, according to Providence Park, a Condominium, according to the Declaration of Condominium of Providence Park, as recorded in Instrument Number 20040802000426220, and amended by Instrument Number 20050113000020340, Instrument Number 20050819000428280, Instrument Number 20060302000097880, and Instrument Number 20060803000376750; and By-Laws thereto as recorded in Instrument Number 20040802000426220, in the Office of the Judge of Probate of Shelby County, Alabama; together with an undivided interest in the Common Elements assigned to the Units, being defined in said Declaration of Condominium of Providence Park, a Condominium. Said unit being more particularly described in the floor plans and architectural drawings of Providence Park, a Condominium, being attached to the amended map of Providence Park, Phase I, a Condominium, as recorded in Map Book 36, Page 98, in said Probate Office.



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

Grantor's Name	Byrom Properties, LLC	Grantee's Name	He Said then She Said, LLC
Mailing Address	<u>2526 VANDERDALE RD.</u> <u>BIRMINGHAM, AL 35244</u>	Mailing Address	<u>315 DIXON AVE</u> <u>AL HOMEMOOD, AL</u>
Property Address	2101 Providence Park, Condominium 100 Birmingham, AL 35242	Date of Sale	January 26, 2023 <u>35209</u>
		Total Purchase Price	\$365,000.00
		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)

<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 of 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 January 26, 2023

Print Byrom Properties, LLC

**Unattested**

Sign Marty B.

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

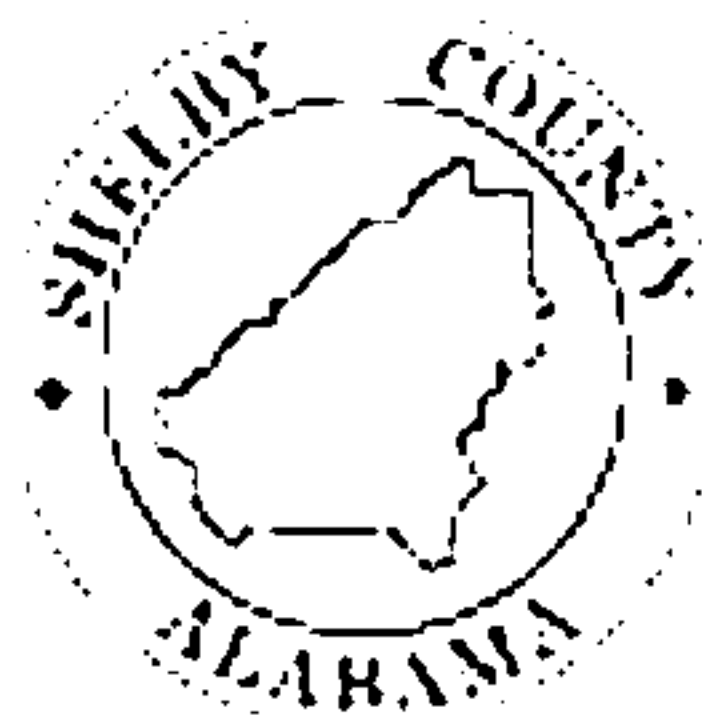
Shelby County, AL

01/27/2023 09:18:56 AM

\$35.00 JOANN

20230127000022520

**Form RT-1**



*Allen S. Bayl*