

20230130000024710 1/4 \$60.00
Shelby Cnty Judge of Probate, AL
01/30/2023 02:44:38 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY: SEND TAX NOTICE TO:
VTEC HOME SOLUTIONS, LLC VTEC HOME SOLUTIONS, LLC
11852 Cherry Bark Dr W, Jacksonville, FL 32218, 11852 Cherry Bark Dr W, Jacksonville, FL
USA 32218, USA

Warranty Deed

STATE OF ALABAMA

COUNTY OF JEFFERSON

DATE: January 27, 2023

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$10.00, the receipt of which is hereby acknowledged, the undersigned Mary Lipscomb, not married, of 602 3rd St N, Birmingham, AL 35204, USA, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, with general warranty covenants, unto VTEC HOME SOLUTIONS, LLC, a Florida corporation, whose tax mailing address is 11852 Cherry Bark Dr W, Jacksonville, FL 32218, USA, (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

That part of the NE 1/4 of the NE 1/4, Section 19, Township 22, Range 3, W, L. E. Shaw Addition to the town of Aldrich, Shelby County, Alabama, Map of which is recorded in the Office of the Probate Judge of Shelby County, Alabama, in Map Record 3, Page 49,

Shelby County, AL 01/30/2023
State of Alabama
Deed Tax: \$29.00



20230130000024710 2/4 \$60.00
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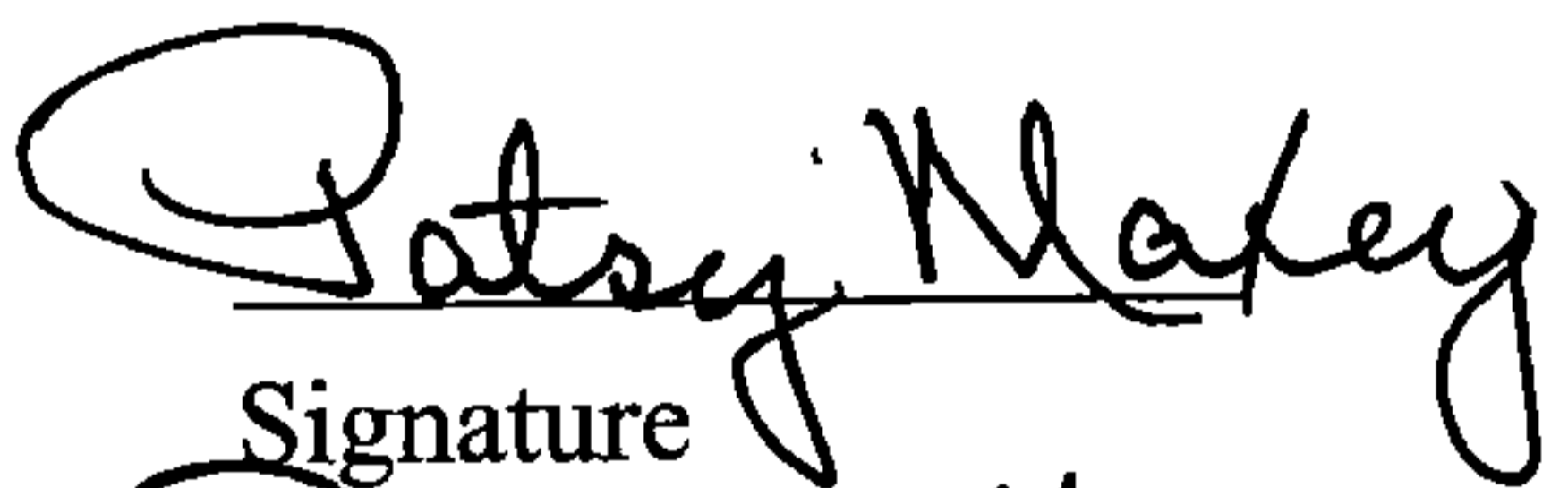
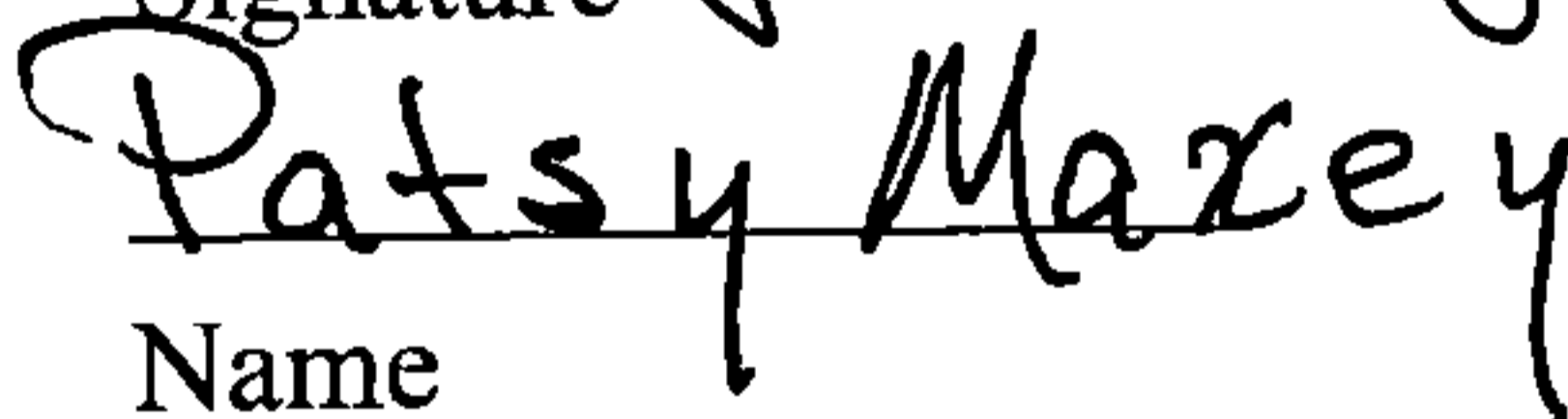
Survey by E. M. Mullen, Reg. Engineer #450. Begin at the NE corner of the Southern Railroad a northerly and Westerly in a semi circle to the right of way of th Southern Railroad a distance of 503 feet, thence southerly along the east right of way of said Railroad 172 feet, thence Easterly along then north line of the Grace Davis Lot 402 feet, to the point of beginning, Containing one acre more or less. Situated in Shelby County, Alabama.

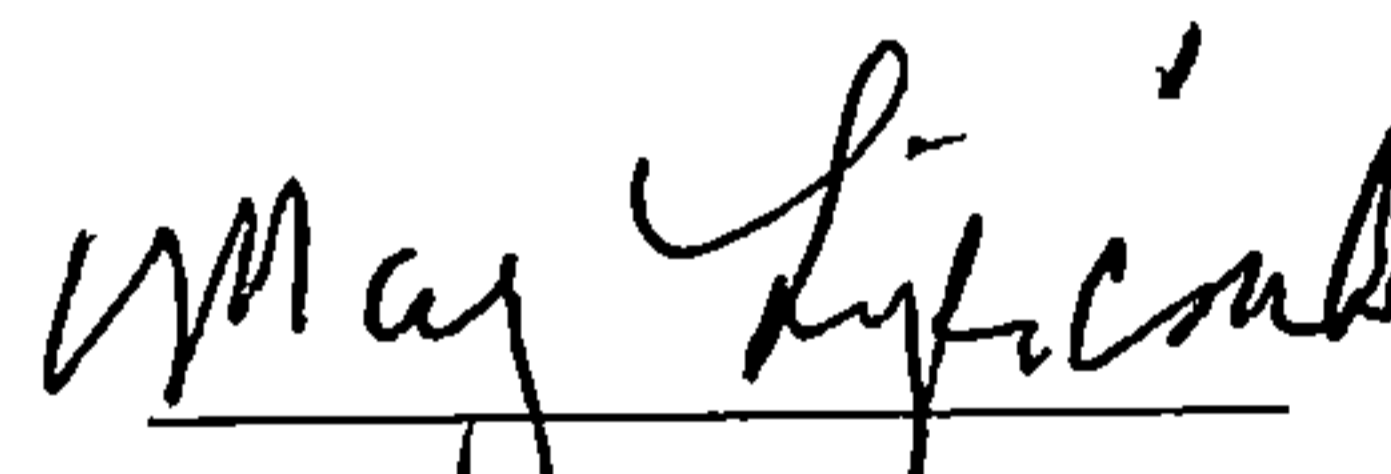
TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against all lawful claims whatsoever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Warranty Deed the day and year above written.

Signed in the presence of:


Signature

Name


Mary Lipscomb

Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF JEFFERSON

I PAUL G GARDNER, a Notary Public in and for said County and State, hereby certify that Mary Lipscomb, having signed this Warranty Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Warranty Deed voluntarily and with lawful authority.

Given under my hand this 27th day of January, 2023.

Paul G Gardner
Notary Public for the State of Alabama

My commission expires: 6-18-2025

Paul G Gardner
Notary Public, Alabama State At Large
My Commission Expires June 18, 2025

Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Mary C. Lipscomb
Mailing Address 602 3rd ST N
B'ham, AL 35204

Grantee's Name VTECHHOME SOLUTIONS, LLC
Mailing Address 11852 Cherry Bark Dr W
Jacksonville, FL 32218

Property Address No address

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 28,870

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
☐ Closing Statement

☐ Appraisal
☐ Other

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 1-30-23

Unattested

(verified by)

Print Thelma McFarland

Sign Thelma McFarland

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1