

Property Address:

5050 Mountain View Parkway
Birmingham, AL 35244

Grantee's Address:

5050 Mountain View
Parkway
Birmingham, AL 35244

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FOUR HUNDRED FIVE THOUSAND FIVE HUNDRED AND 00/100 (\$405,500.00), and other good and valuable consideration in hand paid to Katie&Co Investments, LLC, an Alabama Limited Liability Company, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Aubrey Hale Harry and Gregory Dale Harry, wife and husband, as joint tenants with rights of survivorship, (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 7, in Block 3, according to the Map and Survey of Gross Addition to Altadena South, Second Phase of First Sector, as recorded in Map Book 6, Page 17, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20220620000246110

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$255,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

For ad valorem tax purposes only, the address for the above described property is 5050 Mountain View Parkway Birmingham, AL 35244.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 3rd of February, 2023.

Katie&Co Investments, LLC, an Alabama Limited Liability Company

By: [Signature]

Katie Wallace

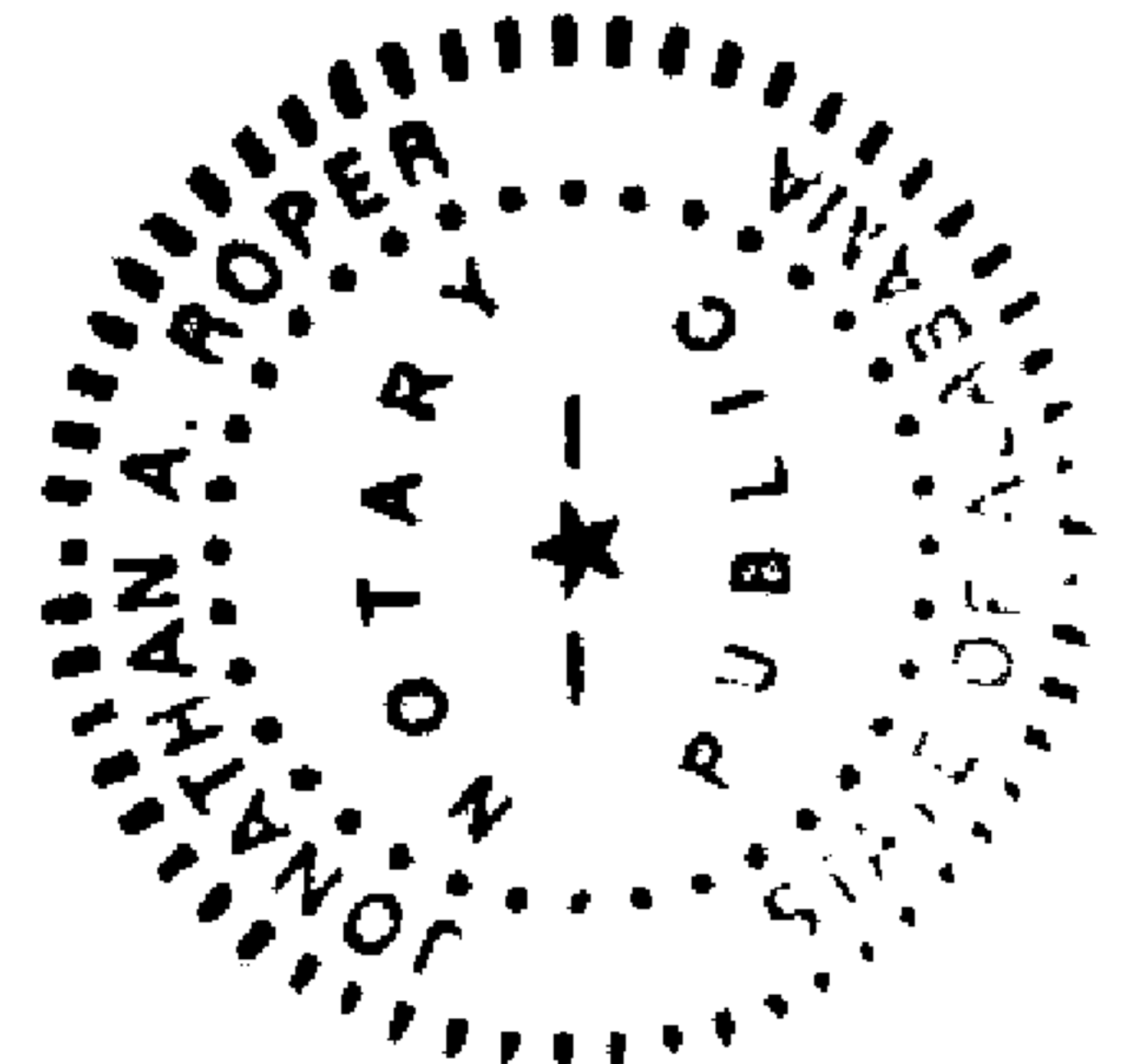
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jonathan Roper, a at-large Notary Public, in and for said County in said State, hereby certify that Katie Wallace whose name as Owner of Katie&Co Investments, LLC, a AL 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 (she), 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 3rd day of February, 2023.

[Signature]
Notary Public

My Commission Expires: 3-19-25



DOCUMENT PREPARED BY:
Jonathan Roper, esq.
3829 Lorna Rd., Suite 302
Hoover, AL 35244

AFTER RECORDING RETURN TO:
Roper and Wilson, LLC
3829 Lorna Rd., Suite 302
Hoover, AL 35244

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

Grantor's Name Katie&Co Investments, LLC
 Mailing Address 5050 Mountain View Parkway
Birmingham, AL 35244

Grantee's Name Aubrey Hale Harry
 Mailing Address 5050 Mountain View Parkway
Birmingham, AL 35244

Property Address 5050 Mountain View Parkway
Birmingham, AL 35244

Date of Sale February 3, 2023
 Total Purchase Price \$405,500.00

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
 _____ 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 2-3-23 Print Jonathan Pope

_____ Unattested _____

Sign [Signature]
 (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
 02/06/2023 11:26:30 AM
 \$178.00 JOANN
 20230206000030290



Alvin S. Bayl

Form RT-1