

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

Send Tax Notice To:
William Kirill Bledsoe and Sarah Knight
1918 2nd Ave
Calera AL 35040

GENERAL WARRANTY DEED
With Right of Survivorship

State of Alabama
County of Shelby

That in consideration of the sum of TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$245,000.00) and other good and valuable consideration to the undersigned grantor, Hunter McCoy Properties, LLC, an Alabama Limited Liability Company (herein referred to as Grantor) in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell, and convey unto William Kirill Bledsoe and Sarah Knight (herein referred to as Grantees whether one or more, for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1 and 2, Block 109, according to J.H. Dunstan's Map of the Town of Calera, Alabama, as recorded in Probate Office of Shelby County, Alabama.

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

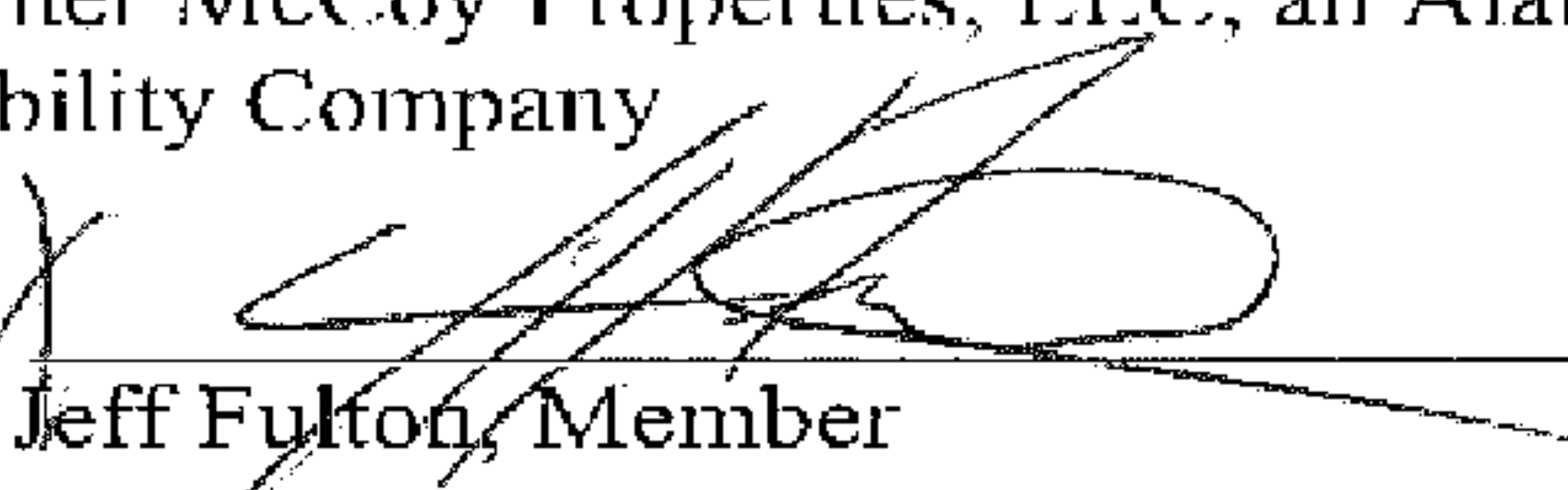
\$245,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, the said Hunter McCoy Properties, LLC by its Member, who is authorized to execute this conveyance, has hereto set signature and seal, this the 10th day of February, 2023

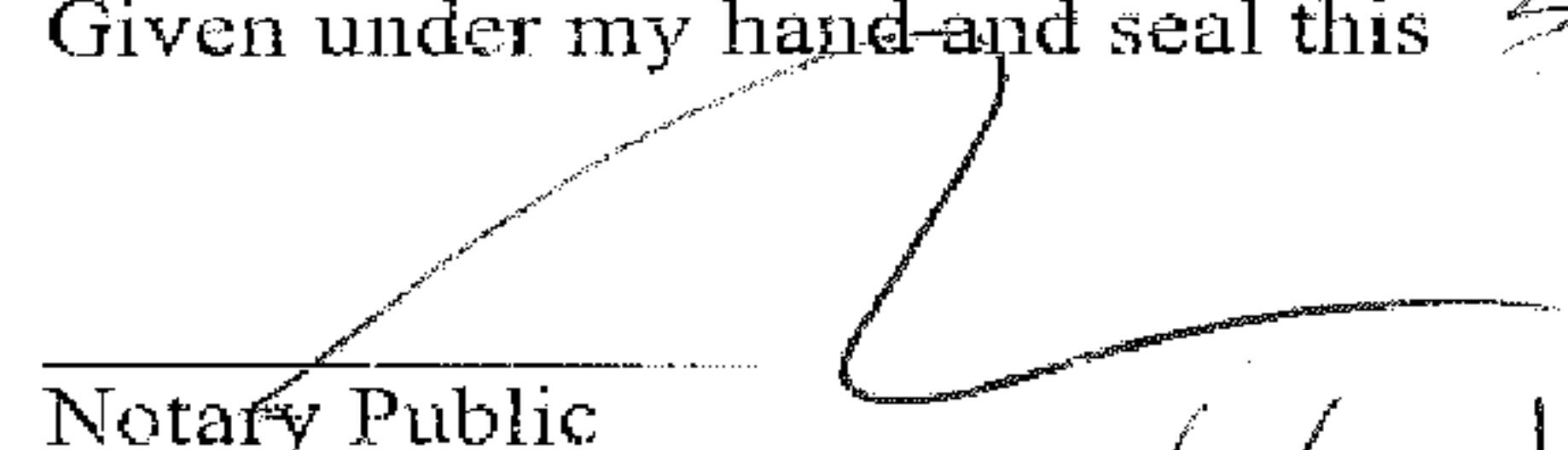
Hunter McCoy Properties, LLC, an Alabama Limited Liability Company

By: 
Jeff Fulton, Member

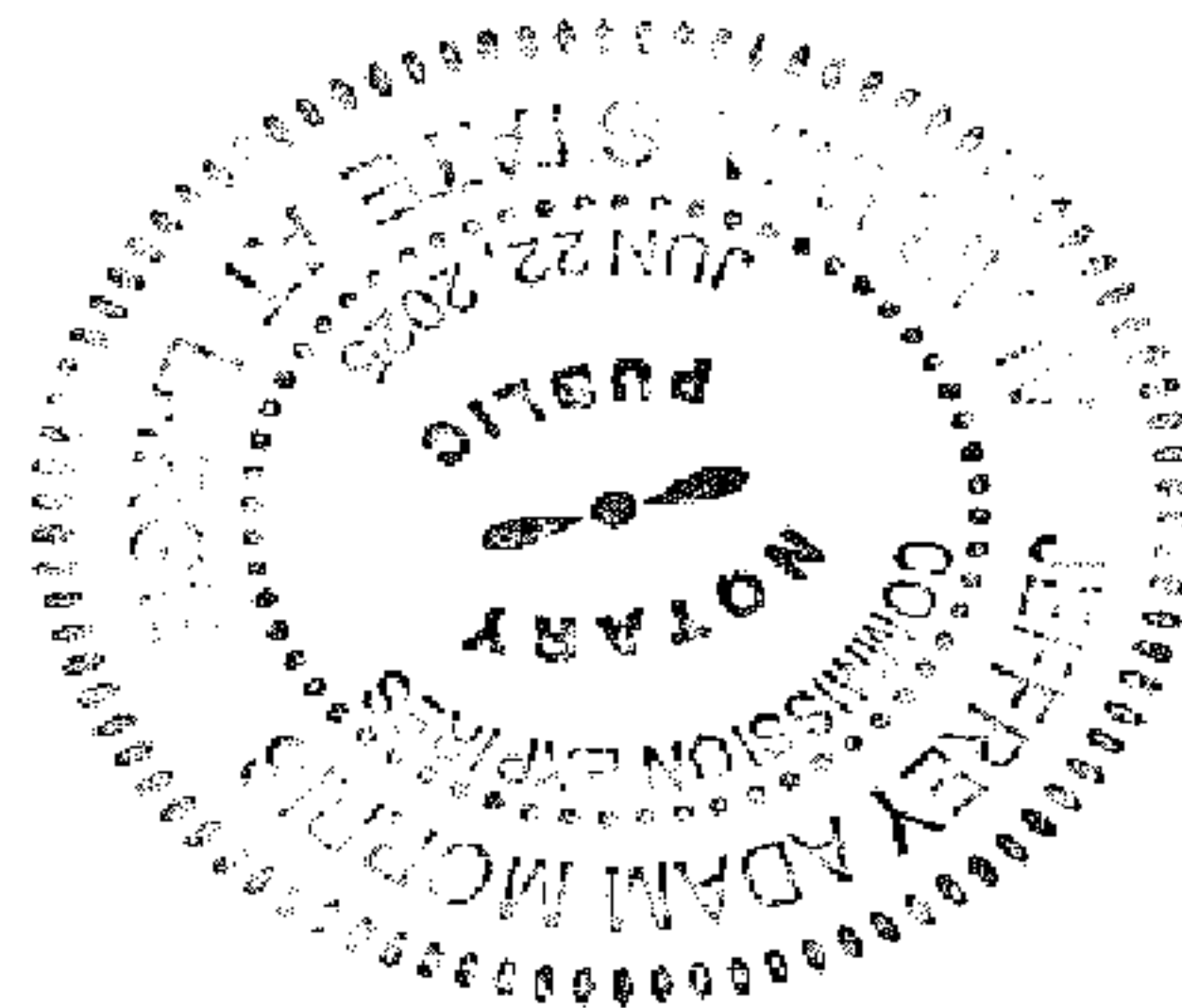
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Jeff Fulton whose name as Member of Hunter McCoy Properties, 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 3 day of February, 2023.


Notary Public

My Commission Expires: 6/22/25



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

Grantor's Name	<u>Hunter McCoy Properties, LLC</u>	Grantee's Name	<u>William Kirill Bledsoe and Sarah Knight</u>
Mailing Address	<u>217 Meadowood Ln</u> <u>Montevallo AL 35115</u>	Mailing Address	<u>1918 2nd Avenue</u> <u>Calera, AL 35040</u>
Property Address	<u>1918 2nd Avenue</u> <u>Calera, AL 35040</u>	Date of Sale	<u>February 13, 2023</u>
		Total Purchase Price	<u>\$245,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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.

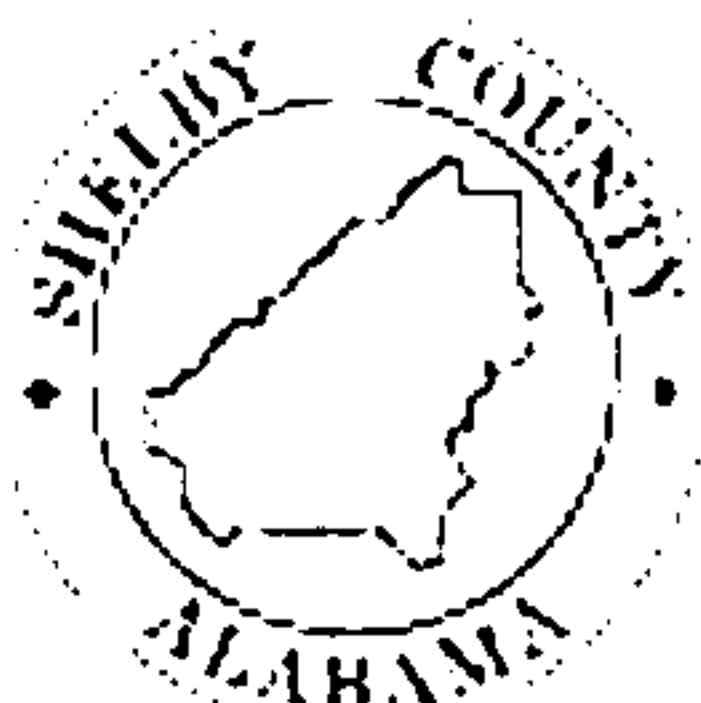
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 2/13/23 Print Jeff Morris

Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/14/2023 12:15:44 PM
\$29.00 JOANN
20230214000039450

Alvin S. Beryl

Form RT-1