20230227000051570 02/27/2023 08:23:07 AM DEEDS 1/3

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

Send Tax Notice To:
Alexis Morgan Gardner

GENERAL WARRANTY DEED

State of Alabama County of Shelby

That in consideration of the sum of ONE HUNDRED FORTY THREE THOUSAND AND 00/100 (\$143,000.00) and other good and valuable consideration to the undersigned grantor, Honcho LLC, an Alabama Limited Liability Company (herein referred to as Grantor) in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell, and convey unto Alexis Morgan Gardner (herein referred to as Grantee(s) whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 501, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, page 141 in the Probate Office of Shelby County, Alabama and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

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

\$138,710.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

And Grantor does for itself and for its successors and assigns covenant with the said grantee(s), his/her/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 grantee(s), his/her/their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said Honcho LLC by its Member, who is authorized to execute this conveyance, has hereto set signature and scal, this the 24th day of February, 2023

Honcho LLC, an Alabama Limited Liability Company

By: Lucas Bolaii. Member

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Lucas Bolaji, whose name as Member of Honcho 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 24th day of February, 2023.

Notary Public

My Commission Expires:

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Honcho LLC	Grantee's Name	Alexis Morgan Gardner
Mailing Address 1053 De (Jedes & Come	Mailing Address	501 Morning Sun Braws
B. runne, My &C 35247		Birninghan AC 35242
Droporty Addroga 501 Momina Cun Drive	Date of Sale	February 24, 2023
Property Address 501 Morning Sun Drive Birmingham, AL 35242	Total Purchase Price Or	<u>\$143,000.00</u>
	Actual Value Or	<u>\$</u>
	Assessor's Market Valu	ne <u>\$</u>
The purchase price or actual value claimed on this form can be vone) (Recordation of documentary evidence is not required)	verified in the follow	ing documentary evidence: (check
Bill of Sale Appraisal		
Bill of Sale Sales Contract Closing Statement ———————————————————————————————————		
If the conveyance document presented for recordation contains a of this form is not required.	all of the required inf	formation referenced above, the filing
Instruction Grantor's name and mailing address - provide the name of the percurrent mailing address.		veying interest to property and their
Grantee's name and mailing address - provide the name of the percentage.	erson or persons to w	hom interest to property is being
Property address - the physical address of the property being coninterest to the property was conveyed.	nveyed, if available.	Date of Sale - the date on which
Total purchase price - the total amount paid for the purchase of the instrument offered for record.	the property, both rea	al and personal, being conveyed by
Actual value - if the property is not being sold, the true value of the instrument offered for record. This may be evidenced by an assessor's current market value.		
If no proof is provided and the value must be determined, the cu valuation, of the property as determined by the local official cha property tax purposes will be used and the taxpayer will be pena	rged with the respon	sibility of valuing property for
I attest, to the best of my knowledge and belief that the informat further understand that any false statements claimed on this form Code of Alabama 1975 § 40-22-1 (h).		
Date 2/24(2) Print	- (10e	
; /	The state of the s	
Unattested (verified by)	Sign (Grantor/Gran	tee/ Owner/Agent) circle one
Filed and Recorded	(CITATION CITAL	A THE STATE OF CITOLOGICAL CONTROL OF CONTRO
Official Dublic Decords		
Judge of Probate, Shelby County Clerk	y Alabama, County	Form RT-1

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Shelby County, AL

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