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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

*501 Morning Sun Dr
Birmingham AL 35242*

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.

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

Honcho LLC, an Alabama Limited Liability Company

By: Lucas Bolaji
Lucas Bolaji, Member

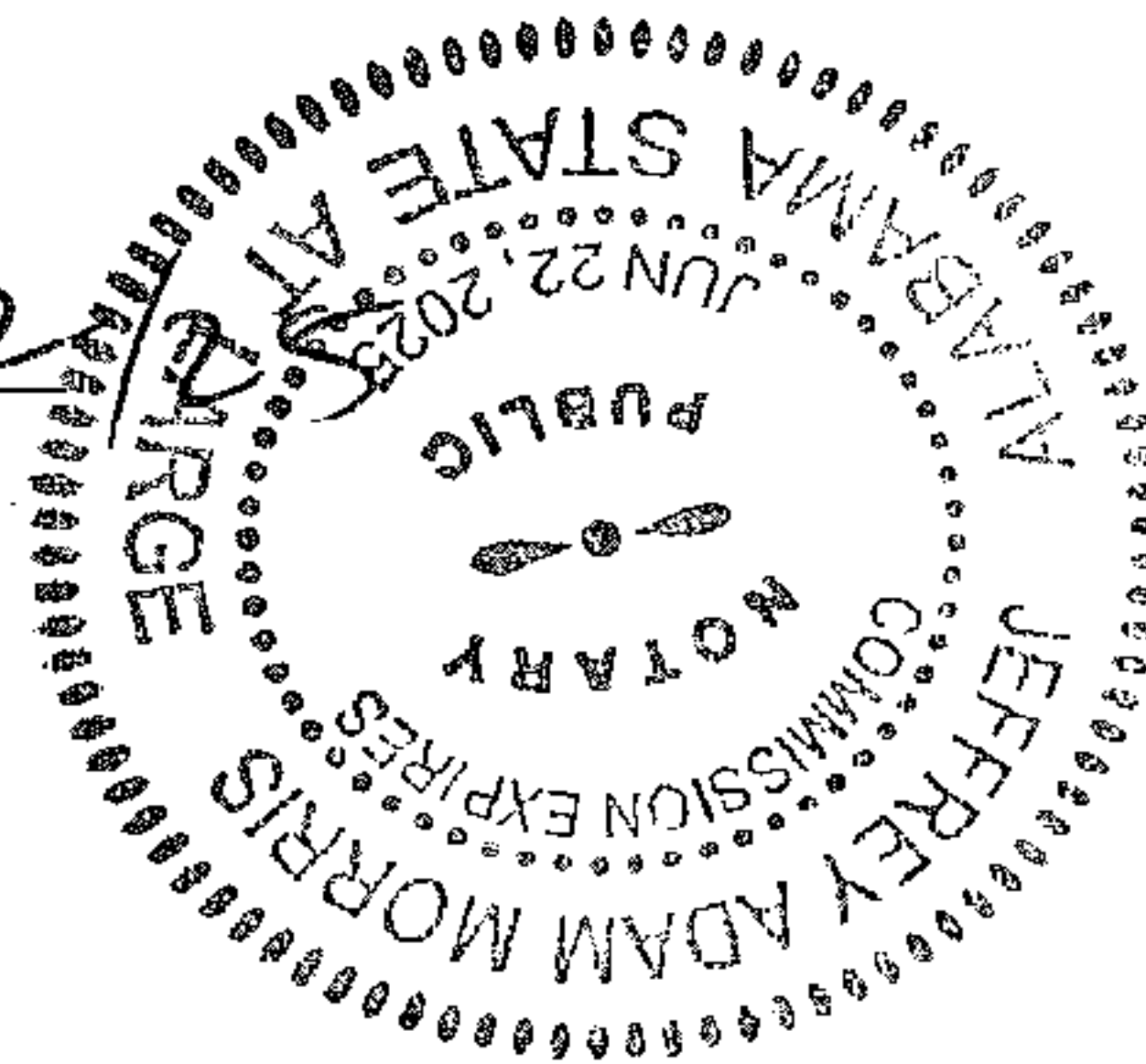
STATE OF ALABAMA
COUNTY OF JEFFERSON

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: 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 Honcho LLCGrantee's Name Alexis Morgan GardnerMailing Address 1053 Belvedere Cove
Birmingham AL 35242Mailing Address 501 Morning Sun Drive
Birmingham AL 35242Property Address 501 Morning Sun Drive
Birmingham, AL 35242Date of Sale February 24, 2023Total Purchase Price \$143,000.00

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)

☐ 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).

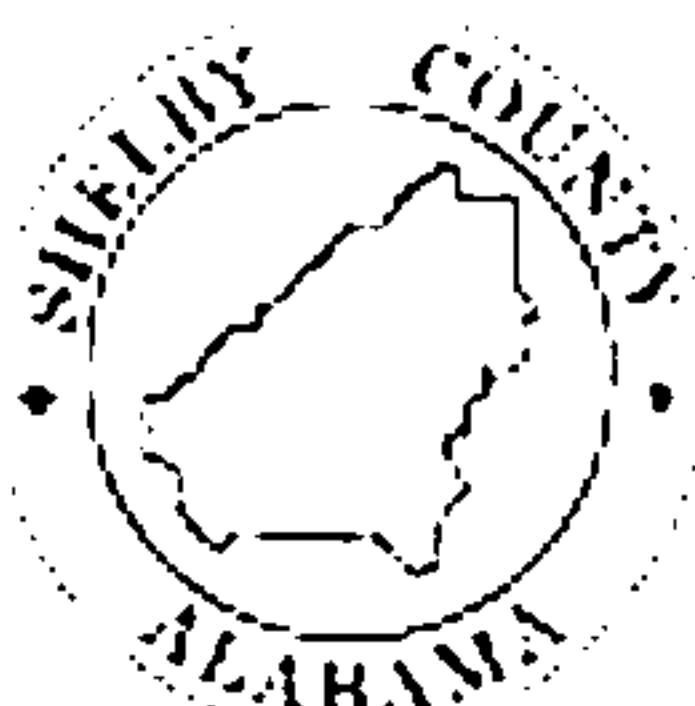
Date 2/24/23Print Jeff A. [Signature]

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2023 08:23:07 AM
\$32.50 JOANN
20230227000051570

Form RT-1Alexis S. Bayl