

This Instrument was Prepared by: Send Tax Notice To: Dunns Property Managment LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-23-28954

1535 Deltacom Dr  
Anniston AL 36207

CORPORATION FORM WARRANTY DEED

State of Alabama } Know All Men by These Presents:  
County of Shelby

That in consideration of the sum of Five Hundred Fifteen Thousand Dollars and No Cents (\$515,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, Hoagland, LLC dba Safe-Dry Carpet Cleaning, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Dunns Property Managment LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 3-A of a Resurvey of Lots 2 and 3 Clayton's Addition to Oak Mountain Business Park Lots 1,2,3,4 and 5 as shown on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 36, Page 67.

\$418,733.75 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Members, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of March, 2023.

HOAGLAND, LLC DBA SAFE-DRY-CARPET  
CLEANING

Chase Hoagland  
Member

Rachel Hoagland  
Member

Dolores Jernigan  
Member

State of Alabama

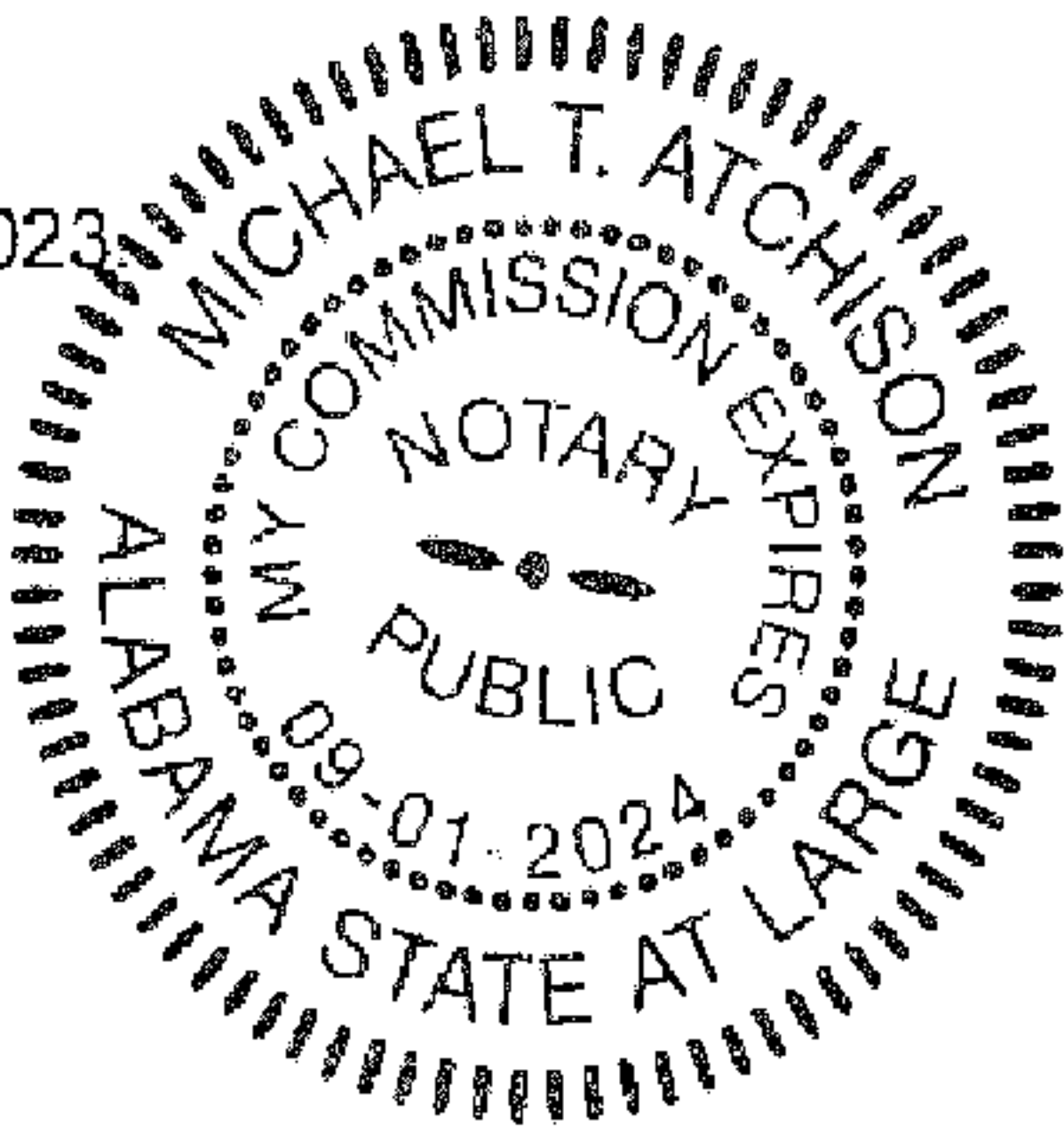
County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Chase Hoagland, Rachel Hoagland and Dolores Jernigan as Members of Hoagland, LLC dba Safe-Dry Carpet Cleaning, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 1st day of March, 2023

Notary Public, State of Alabama

My Commission Expires: 9-1-24



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

Grantor's Name	Hoagland, LLC dba Safe-Dry Carpet Cleaning	Grantee's Name	Dunns Property Managment LLC
Mailing Address	<u>1 Buckhorn Valley Drive</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>1535 Delta com Dr</u> <u>Anniston AL 36207</u>
Property Address	<u>120 Applegate Ct.</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>March 01, 2023</u>
		Total Purchase Price	<u>\$515,000.00</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)

<u>    </u> Bill of Sale	<u>    </u> Appraisal
<u>xx</u> Sales Contract	<u>    </u> Other
<u>    </u> 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 of 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 February 27, 2023

Print Hoagland, LLC dba Safe-Dry Carpet Cleaning

     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  
03/08/2023 12:30:04 PM  
\$121.50 JOANN  
20230308000064120



*Allen S. Bayl*

Form RT-1