

20230330000088700
03/30/2023 10:40:20 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Eleven Thousand and No/100 Dollars (\$111,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Readyvest, LLC**, (herein referred to as grantors), grant, bargain, sell and convey unto **David Bradford**, (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

Lot 4, according to Fancher's Subdivision of a portion of the SW 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, according to map recorded in Map Book 4, Page 31, in the Probate Office of Shelby County, Alabama. Less and except the South 10 feet of Lot 4 as described in Deed Book 329, Page 553; all being situated in Shelby County, Alabama.

For ad valorem tax purposes only, the address of the above-described property is **195 Melton Street #4, Montevallo, AL 35115.**

The above property is not the homestead or residence of the grantor, or his spouse.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 28th day of March, 2023.

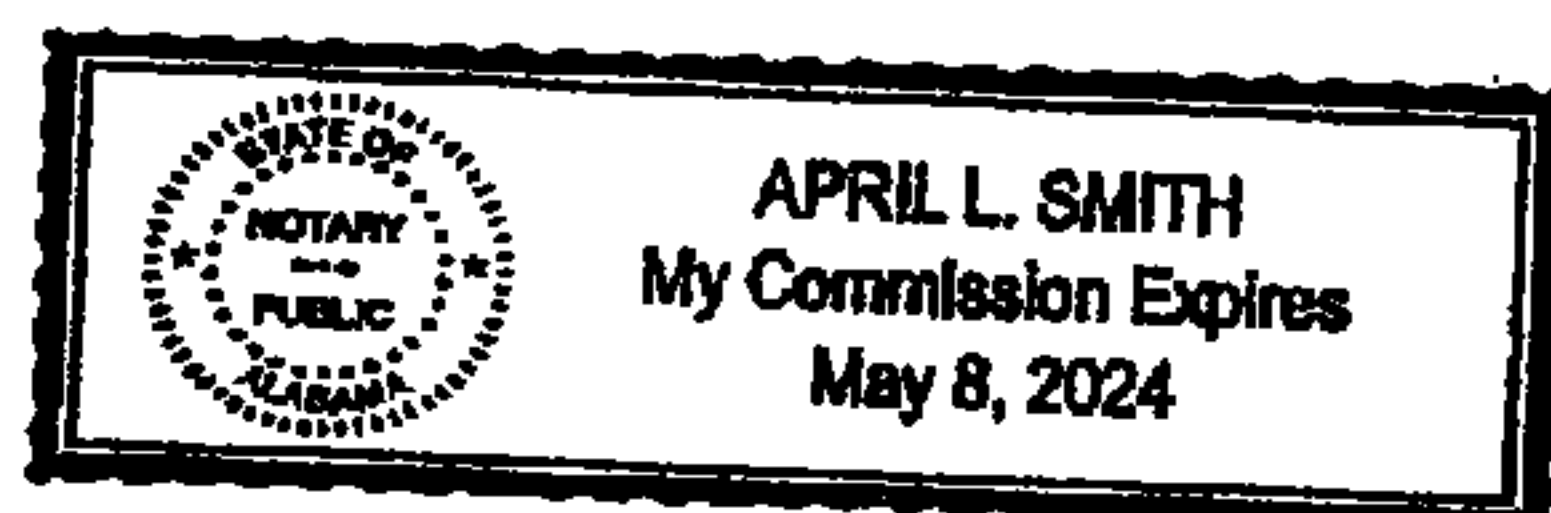
Readyvest, LLC


Joseph Tineo, Owner

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Joseph Tineo, Owner of Readyvest, LLC**, whose name 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 conveyance, he, as such officer and with full authority, executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 28th day of March, 2023.




NOTARY PUBLIC

My Commission Expires: 5/8/24

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/30/2023 10:40:20 AM
\$136.00 BRITTANI
20230330000088700

20230330000088700 03/30/2023 10:40:20 AM DEEDS 2/2

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Readyvest, LLC
Mailing Address 3000 Galleria Circle
Suite 1500
Birmingham, AL 35244

Grantee's Name David Bradford
Mailing Address 3891 Kingsley Park Lane
Duluth, GA 30096

Property Address 195 Melton Street
#4
Montevallo, AL 35115

Date of Sale March 29, 2023
Total Purchase Price \$111,000.00

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

☐ Appraisal

☐ 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 March 29, 2023

Print

April Smith

☐ Unattested

Sign

April Smith

(verified by)

(Grantor/Grantee/Owner/Agent circle one)