



20230403000090750 1/4 \$56.50
Shelby Cnty Judge of Probate, AL
04/03/2023 08:02:06 AM FILED/CERT

Property Address:
1008 Eagle Point Cove
Birmingham, AL 35242

THIS INSTRUMENT IS PREPARED BY:
Sherman & Phalen, LLC
1165 Northchase Pkwy SE
Ste 450
Marietta, GA 30067

Grantee's Address:
110 Lake Haven Way
Prattville, AL 36066

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to We Buy and Resell Homes LLC, a Georgia Limited Liability Company (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Auro Swamy (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.



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IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 17 of March, 2023.

We Buy and Resell Homes LLC,
a Georgia Limited Liability Company

By: _____
Steven Nace, Sole Member

STATE OF GEORGIA
COUNTY OF COBB

This instrument was acknowledged before me this 17 day of March, 2023, by Steven Nace, as Sole Member of We Buy and Resell Homes LLC, a Georgia Limited Liability Company.

Personally Known
 Produced Identification
Type and # of ID GA DL

Angela Wadsworth
Signature Notary

Angela Wadsworth
Name of Notary Typed, Stamped, or Printed
Notary Public, State of Georgia

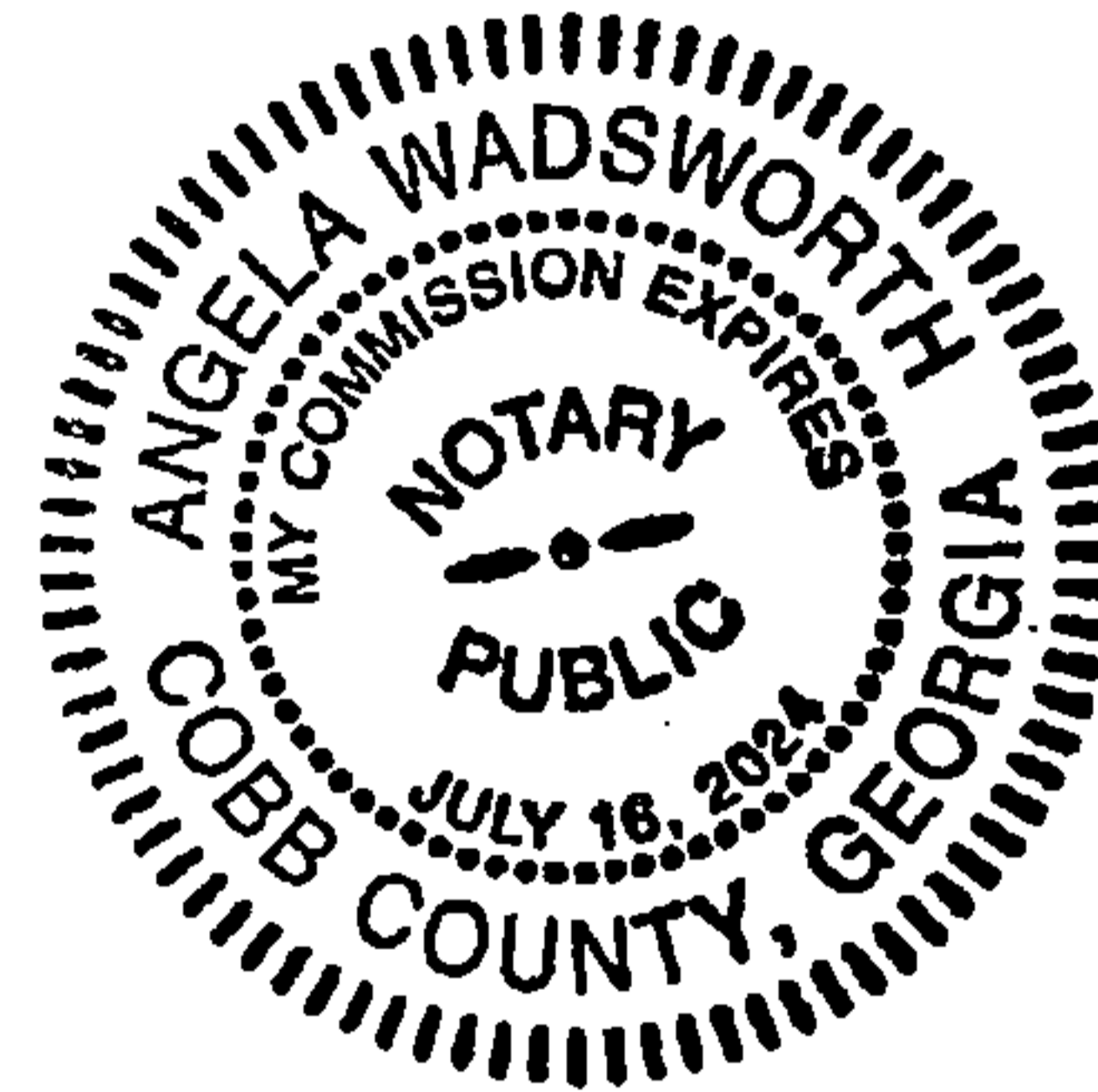


EXHIBIT "A"



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Property Address: 1008 Eagle Point Cove
Birmingham, AL 35242

The following described property located in Shelby County, Alabama, to-wit:

(For informational purposes only - 1008 East Point Cove, Birmingham, AL 35242, tax/parcel # 09-3-08-0-005-005.000)
Lot 705, according to the Survey of Eagle Point, 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.

Less and Except:

The easterly one half of Lot 705, according to the Survey of Eagle Point 7th Sector recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama; being more particularly described as follows: Begin at the most easterly corner of Lot 705, said corner being a point on the westerly right of way line of Eagle Point Circle and run Northwesterly along the Northeast line of Lot 705 for 89.67 feet; thence turn 90 degrees 38 minutes 44 seconds left and run Southwesterly for 132.41 feet to a point on the northerly right of way line of Eagle Point Cove; thence turn 87 degrees 44 minutes and 53 seconds left to the tangent of a curve to the right, said curve having a radius of 55.00 feet; thence run Southwesterly along said curve and said right of way line of 23.02 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left from tangent to said curve at said point and run 152.75 feet to the point of beginning.

And

(For informational purposes only - tax/parcel # 09-3-08-0-005-007.000)

Lot 707, according to the Survey of Eagle Point 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.



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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 WE Buy and Resell Homes Grantee's Name Auro Swamy
 Mailing Address 4265 HUNTERS WALK WAY Mailing Address 110 LAKE HAVEN WAY
CUMMINGS, GA 30028 PRATTVILLE, AL 36066

Property Address 1008 EAGLE POINT COVE Date of Sale MARCH 17, 2023
BIRMINGHAM, AL 35242 Total Purchase Price \$ 25,300.00
 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 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 3/15/23

Print Steven Nance

Unattested _____
 (verified by)

Sign _____
 (Grantor/Grantee/Owner/Agent) circle one