

SDT23-0189

REAL ESTATE VALUATION FORM

The following information is provided pursuant to Alabama Code Section 40-22-1 and is verified by the signature of Grantor below:

Grantor Name:

Donald Taylor and Sandra S. Taylor
Laura Taylor Hodges and
Donna Taylor Porter

Grantee Name:

Fearless Real Estate Investments, LLC

Mailing Address:

9060 Chelsea Rd
Columbiana AL 35051

Mailing Address:

136 Marketplace Cir #B
Calera AL 35040

Property Address:

Several addresses

Date of Sale:

March 31, 2023

Purchase Price:

\$1,040,000.00

Loan Amount:

\$ 884,000.00

Equity:

\$ 156,000.00

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned Grantor(s), Donald Taylor and Sandra S. Taylor, a married couple, Laura Taylor Hodges, a married person conveying non-homestead property, and Donna Taylor Porter, a married person conveying non-homestead property, for good and valuable consideration as referenced hereinabove, in hand paid by the Grantee(s) named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto Fearless Real Estate Investments, LLC (herein referred to as "Grantee") the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lots 1, 3, 4, 5, 13, 14, 15, 16, 17 and 26, in Block 1, according to the plat of LAUREL CLIFFS as recorded in Map Book 12, Page 35 of the records in the Office of the Judge of Probate, Shelby County, Alabama.

ALSO:


Lots 29, 31 and 32, according to the plat of LAUREL CLIFFS, FIRST ADDITION, as recorded in Map Book 12, Page 95 of the records in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to taxes for the current and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, building setback lines and mineral and mining rights, if any.

TO HAVE AND TO HOLD, together with all and singular, the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining unto the grantee, its successors and assigns forever, subject to the Exceptions, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, has hereto set its signatures and seals on the date referenced hereinabove.

By: 
Donald Taylor
Grantor


Sandra S. Taylor
Grantor

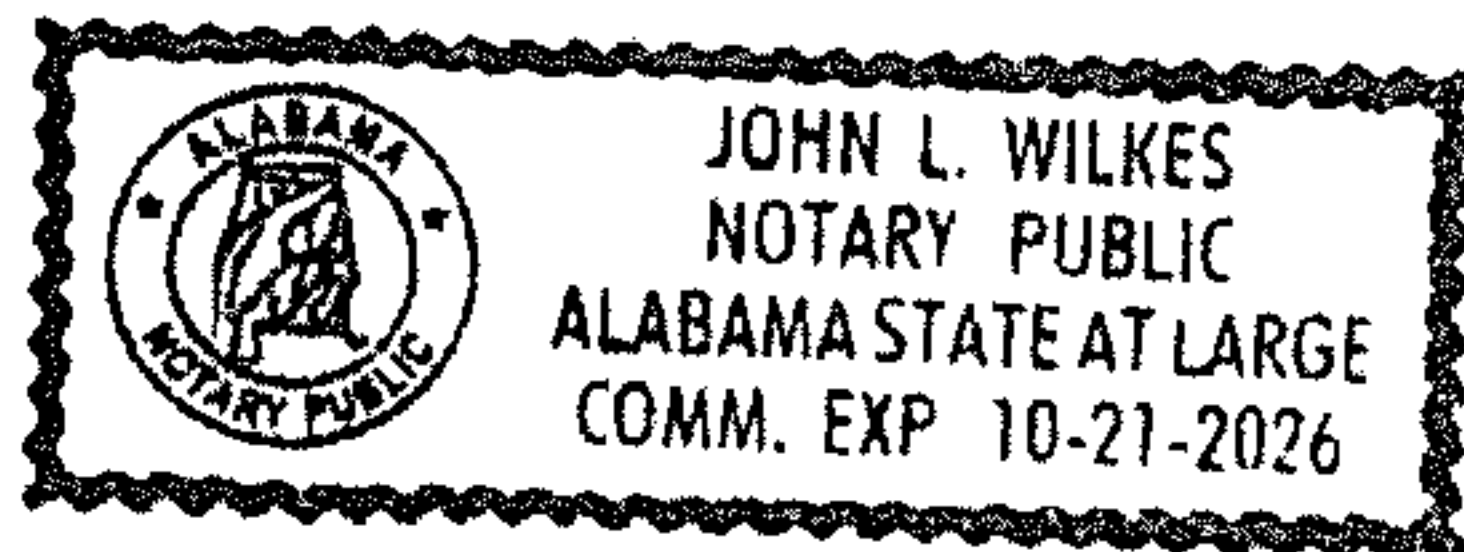

Laura Taylor Hodges
Grantor

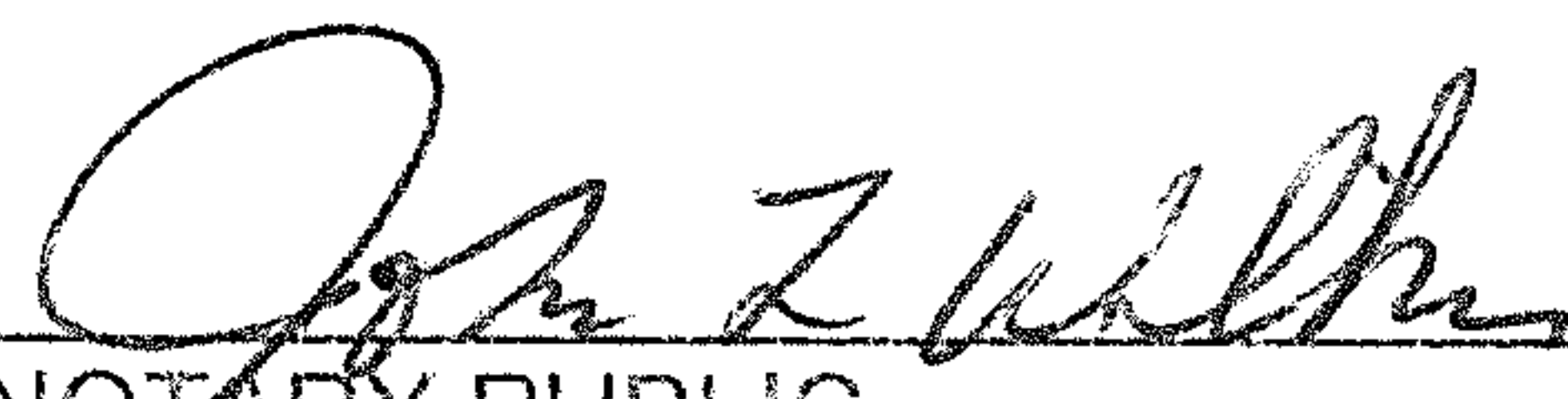

Donna Taylor Porter
Grantor

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Donald Taylor and Sandra S. Taylor, Laura Taylor Hodges and Donna Taylor Porter**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2023.





NOTARY PUBLIC
Commission Expires: _____

INSTRUMENT PREPARED BY:

Kevin Hays, Attorney at Law
112 North Hoyle Avenue
Bay Minette, AL 36507



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2023 12:51:23 PM
\$186.00 BRITTANI
20230403000091850**

