

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Tudor Enterprises Inc.
1513 Scout Trace
Hoover, AL 35244

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$175,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Rebecca Rives Moore as Personal Representative of The Estate of Rodney Norris Rives, Jr., Deceased, Probate Case #PR-2022-001117** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Tudor Enterprises Inc.** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

Lot 9, according to the Survey of Kingridge Subdivision as recorded in Map Book 6, Page 87, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Rodney Norris Rives, Jr., Deceased, Probate Case #PR-2022-001117 was one and the same as Rodney N. Rives, Jr., grantee in deed recorded in Instrument No. 20080731000307910.

Property Address: **2311 Kala St, Helena, AL 35080**

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **26th day of April, 2023.**

**The Estate of Rodney Norris Rives, Jr.,
Deceased, Probate Case #PR-2022-001117**



**By: Rebecca Rives Moore
Its Personal Representative**

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

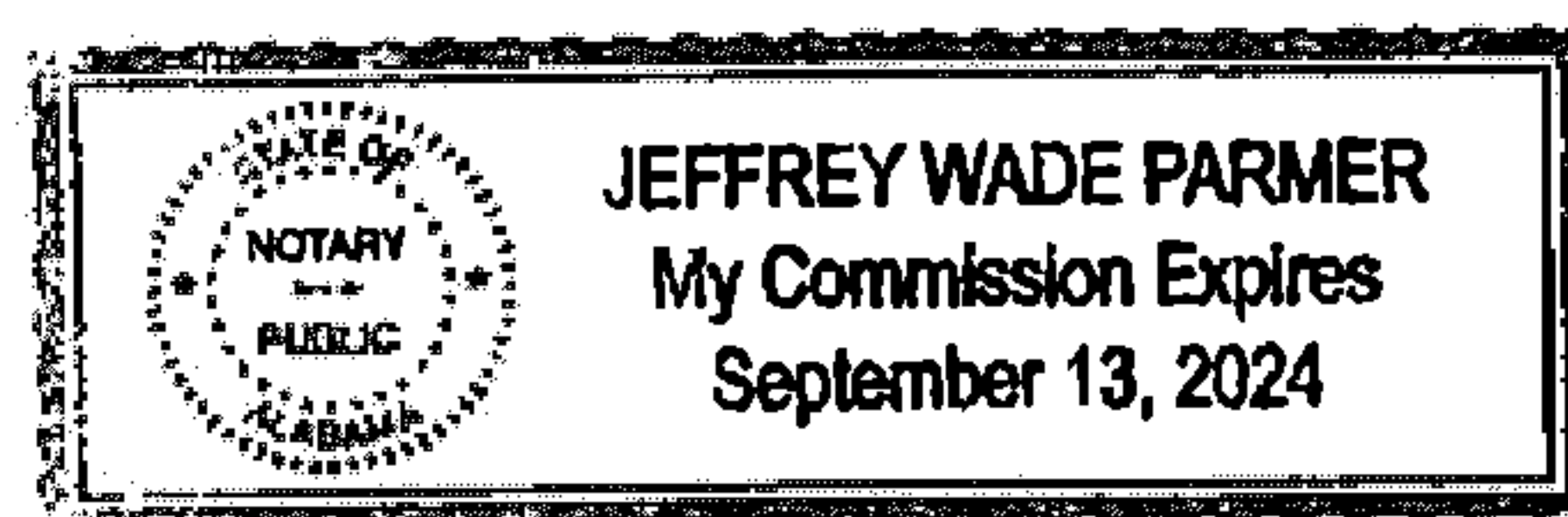
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Rebecca Rives Moore** whose name as **Personal Representative** of **The Estate of Rodney Norris Rives, Jr., Deceased, Probate Case #PR-2022-001117**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she as such **Personal Representative** and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **26th day of April, 2023.**



Jeff W. Parmer
NOTARY PUBLIC

My Commission Expires: **09/13/2024**



MORTGAGE

LENDER: KIAVI FUNDING, INC.

BORROWER:

Tudor Enterprises Inc., An Alabama Corporation

LOAN No.: 34546612

**PREPARED BY
AND WHEN RECORDED MAIL TO:**

David Plumpton
Kiavi Funding, Inc.
Attn: Post Closing Department
2 Allegheny Center, Nova Tower 2, Suite 200
Pittsburgh, PA 15212

Common Address of Property:

2311 Kala St, Helena, AL 35080

PIN: 13-8-28-1-002-003-000

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

Grantor's Name The Estate of Rodney Norris Rives, Jr.,
 Deceased, Probate Case #PR-2022-001117
 Mailing Address 591 Fitzpatrick Road
Fitzpatrick, AL 36029

Grantee's Name Tudor Enterprises Inc.
 Mailing Address 1513 Scout Trace
Hoover, AL 35244

Property Address 2311 Kala St
Helena, AL 35080

Date of Sale April 26, 2023
 Total Purchase Price \$175,000.00
 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 4-26-2023 Print Jeff W. Parmer

☐ Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/27/2023 12:32:23 PM
 \$32.00 BRITTANI
 20230427000122770

Sign

Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) Circle one

Form RT-1

Brittani