

This instrument prepared by:  
Gregory D. Harrelson, Attorney  
The Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice to:  
Charlie Eddy  
Susan Eddy  
1097 Eagle Valley Drive  
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Six Hundred Thousand & 00/100 dollars (\$600,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Round Too Investments, LLC, an Alabama limited liability company, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Charlie Eddy and Susan Eddy, husband and wife, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 2-13 according to the plat of The View at Indian Crest Phase 2, as recorded at Map Book 57  
Page 76 A&B, in the Probate Office of Shelby County, Alabama.

Subject to:

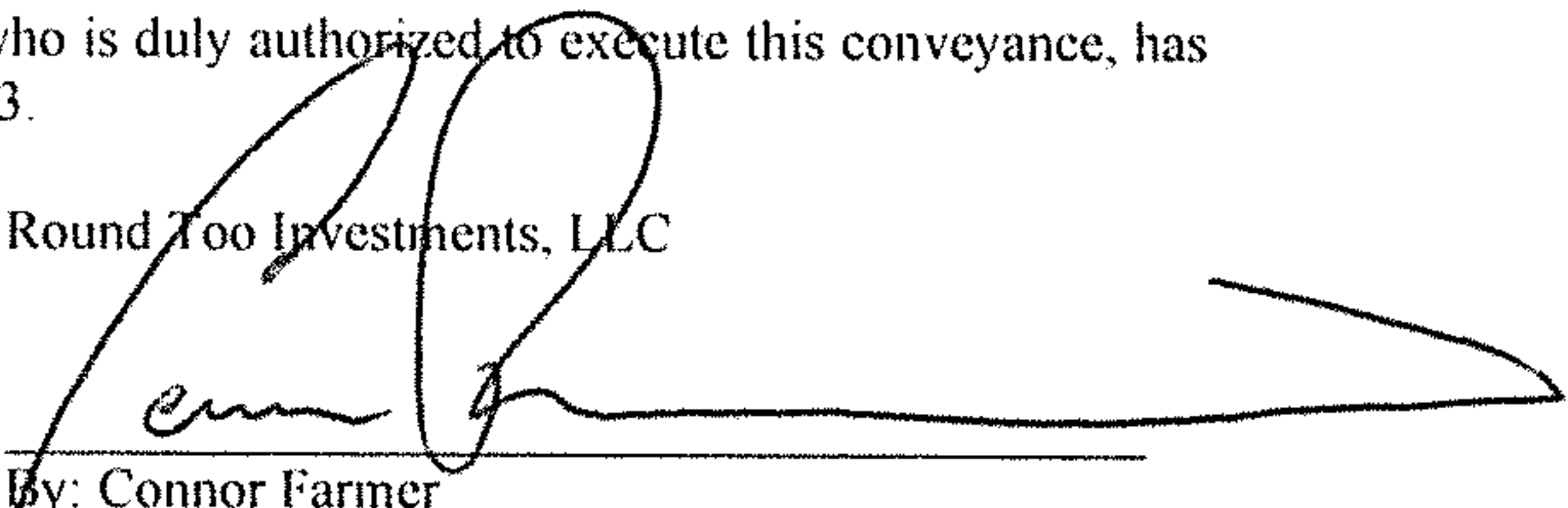
1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Title to any portion of the land lying within any roadways;
5. Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns, forever.

And the Grantor hereby covenants with said Grantees that he/it/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/they/it have a good right and lawful authority to sell and convey the same as aforesaid; that said Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

IN WITNESS WHEREOF, the said Grantor, by its Member who is duly authorized to execute this conveyance, has hereto set his signature and seal this the 20th day of April, 2023.

Round Too Investments, LLC

  
By: Connor Farmer  
Its: Member

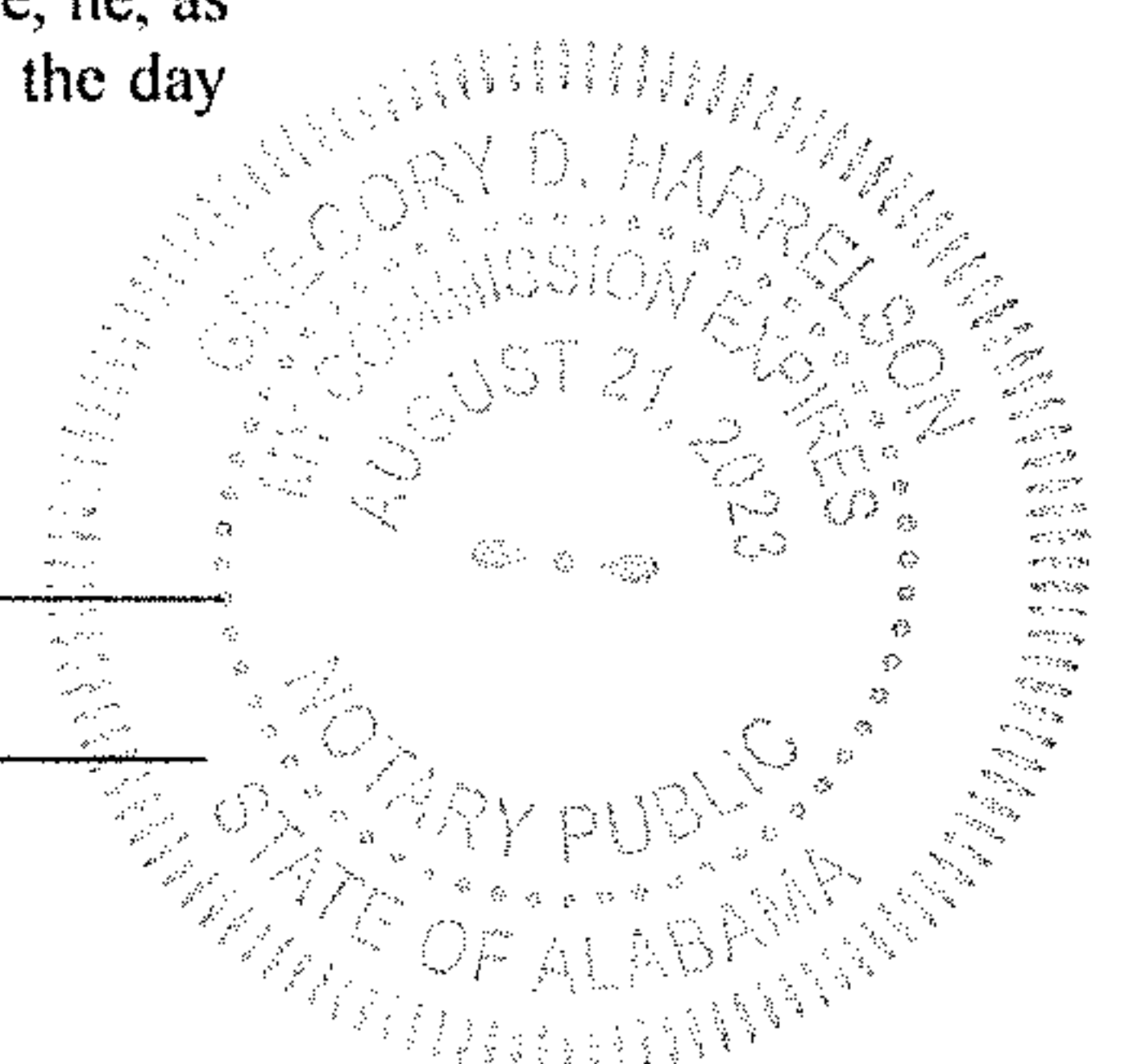
STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose name as Member of Round Too Investments, LLC, 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 member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of April, 2023.

  
Notary Public

My Commission Expires: 8/21/23



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

Grantor's Name Round Too Investments, LLC  
 Mailing Address 120 Bishop Circle  
Pelham, AL 35124

Grantee's Name Charlie Eddy  
 Mailing Address Susan Eddy  
1097 Eagle Valley Dr  
Birmingham, AL 35242

Property Address N/A

Date of Sale 04/20/2023

Total Purchase Price \$ 600,000

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/28/2023 09:11:58 AM  
 \$625.00 PAYGE  
 20230428000123820



*Allen S. Byrd*

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  
☒ Closing Statement

- ☐ Appraisal  
☐ Other \_\_\_\_\_

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 4/20/23

Print Cornelia Farmer

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

**Form RT-1**