This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
LTDM Properties LLC
310 Golden Meadows Pl
Alabaster, Al 35007

## WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of FORTY ONE THOUSAND AND 00/100 DOLLARS (\$41,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

## Sherrita Drake, an umarried woman as sole heir at Law of Annie Drake, deceased

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

### LTDM Properties LLC

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NE Corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence N01 '08'26"W a distance of 2.82' to the Southwesterly R.O.W. line of Depot Street; thence S43'53'58"E and along said R.O.W. line a distance of 30. 19'; thence S51'07'12"W and leaving said R.O.W. line a distance of 100.98' to the POINT OF BEGINNING; thence continue S51'07'12"W a distance of 100.22'; thence N42'50'38"W a distance 129.95'; thence N50'22'19"E a distance a 9.96'; thence N51'11'01"E a distance of 90.38'; thence S42'47'19"E a distance of 129.97' to the POOINT OF BEGINNING.

## SUBJECT TO ALL MATTERS OF RECORD

\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of May, 2023.

Sherrita Drake, sole heir at law of Annie John Drake, deceased

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherrita Drake, sole heir at law of Annie John Drake, deceased, 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, she, in her capacity as Sole Heir, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2023.

Notary Public

MATTHEW T KIDD My Commission Expires: My Commission Expires
October 20, 2026

#### Real Estate Sales Validation Form

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

Grantor's Name Sherrita Drake, sole heir at law of Annie		LTDM Properties LLC
John Drake, deceased	Mailing Address	401 Depot Street
Mailing Address 430 Jonesboro Circle		Columbiana, AL 35051
Columbiana, AL. 35051	Date of Sale	May 3, 2023
Property Address 401 Depot Street	Total Purchase Pri	
Columbiana, AL 35051	Or	Ψ11,000.00
Columbiana, AL 55051	Actual Value	\$
	Or	
	Assessor's Market	Value \$
The purchase price or actual value claimed on this form ca one) (Recordation of documentary evidence is not required		ving documentary evidence: (check
Bill of Sale App	raisal	
Sales Contract Othe		
X Closing Statement		
If the conveyance document presented for recordation con of this form is not required.	tains all of the required in	formation referenced above, the filing
	tructions	
Grantor's name and mailing address - provide the name of current mailing address.	the person or persons cor	iveying interest to property and their
Grantee's name and mailing address - provide the name of conveyed.	the person or persons to	whom interest to property is being
Property address - the physical address of the property beinterest to the property was conveyed.	ng conveyed, if available.	Date of Sale - the date on which
Total purchase price - the total amount paid for the purcha the instrument offered for record.	se of the property, both re	al and personal, being conveyed by
Actual value - if the property is not being sold, the true value instrument offered for record. This may be evidenced bassessor's current market value.		
If no proof is provided and the value must be determined, valuation, of the property as determined by the local offici property tax purposes will be used and the taxpayer will be	ial charged with the respo	nsibility of valuing property for
I attest, to the best of my knowledge and belief that the infurther understand that any false statements claimed on this Code of Alabama 1975 § 40-22-1 (h).		
Date: May 3, 2023		
	Print: 3000	non Andrewson
I Imarteni	Sim Avon	na And or
Unattested (verified by)	Sign Contor/Gr	antee/ Owner (Agent) circle one
(verified by)	(Olamor/Ol	
	Filed and Recorded Official Public Records Judge of Probate, Shelby	Form RT-1 County Alabama, County

Clerk

Shelby County, AL

**\$69.00 BRITTANI** 

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