

**THIS INSTRUMENT WAS PREPARED BY:**

**Collin R. Walker, Esq.  
The Majors Law Firm  
3684 Cahaba Beach Rd  
Birmingham, AL 35242**

**Send Tax Notice to:  
Kenneth Euen Rhoades  
629 Meadow Ridge Drive  
Birmingham, AL 35242**

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA**

)

**COUNTY OF SHELBY**

)



20230510000137810 1/4 \$151.00  
Shelby Cnty Judge of Probate, AL  
05/10/2023 11:18:59 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of other good and valuable consideration and the sum of **Three-Hundred-Seventy-Thousand-and-00/100-Dollars (\$370,000.00)**, in hand paid to the undersigned Leslie Tomlin, an unmarried individual, (GRANTOR), by Kenneth Euen Rhoades and Anna Rochelle Solomon Rhoades, a married couple (GRANTEES) the receipt of which is hereby acknowledged, the said GRANTOR does by these present, grant, bargain, sell, and convey unto GRANTEES the following described real estate, located and situated in the County of Shelby, and State of Alabama, to-wit:

**Legal Description: Lot 21, according to the Survey of Meadow Brook Cluster Homes 2nd Sector, as recorded in Map Book 22, Page 110, in the Probate Office of Shelby County, Alabama**

**Parcel ID Number: 09 3 06 0 008 008.000**

**\$250,000 of purchase price was paid by a mortgage.**  
The property being conveyed through this instrument is not the homestead of Grantor.

*\*Being recorded  
simultaneously*

*CBW  
5/10/2023*

The property is conveyed subject to the following:

1. All taxes for the year 2023 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the Land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public

Shelby County, AL 05/10/2023  
State of Alabama  
Deed Tax: \$120.00

records.

7. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
8. Such state of facts as shown on record subdivision plat recorded in Map Book 22, page 110, Shelby County Records.
9. Building line(s) as shown by recorded map.
10. Easement(s) as shown by recorded map.
11. Restrictions as shown by recorded map.
12. Right of way granted to Alabama Power Company as recorded in Instrument 1999-12014; Volume 75, page 649 and Volume 171, page 714 in the Probate Office of Shelby County, Alabama.
13. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Volume 66, page 34; Volume 32, page 48 and Volume 28, page 581, in the Probate Office of Shelby County, Alabama.
14. Restrictions or Covenants appearing of record in Volume 23, page 621; Volume 121, page 931 and Volume 216, page 538, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
15. Restrictions appearing of record in Instrument 1997-39685, in the Probate Office of Shelby County, Alabama.
16. All documents and/or instruments of record.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever; and said GRANTOR do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and their heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 4<sup>th</sup> day of May, 2023  
Leslie Tomlin (Signature)  
BY: Leslie Tomlin (GRANTOR)

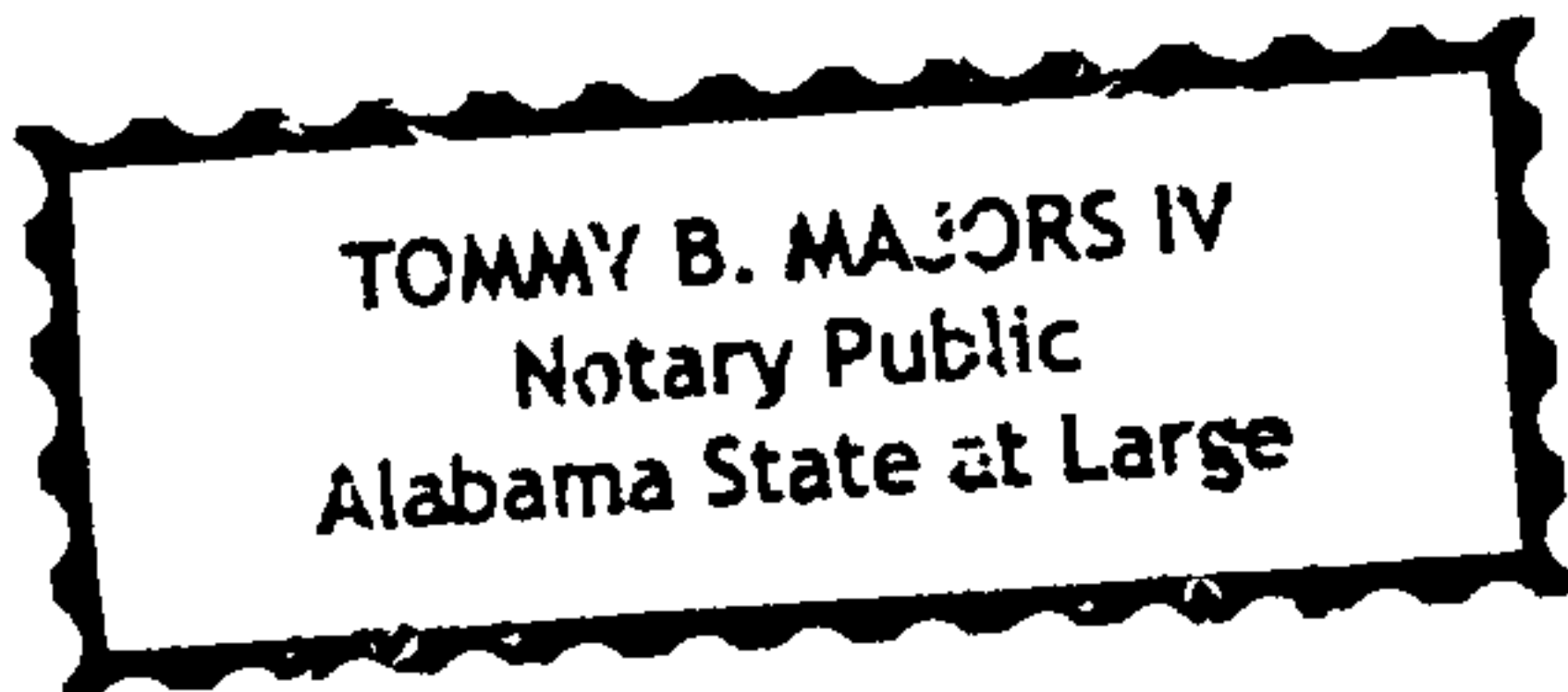
STATE OF Alabama )

COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leslie Tomlin, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, executed the same voluntarily on the day the same bears date.

(Seal) Given under my hand this 4<sup>th</sup> day of May, 2023.

Tommy B. Majors IV  
NOTARY PUBLIC  
My commission expires: 08/12/2024



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Shelby Cnty Judge of Probate, AL  
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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 4660 Amberley Drive Grantee's Name Kenneth Euen Rhoades and  
Mailing Address Bham, AL 35242 Mailing Address Anna Rochelle Solomon Rhoades  
629 Meadow Ridge Dr  
Birmingham, AL 35242

Property Address 629 Meadow Ridge Drive  
Birmingham, AL 35242

Date of Sale May 9, 2023

Total Purchase Price \$370,000.00

or

Actual Value \$

or

Assessor's Market Value \$



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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 4/5/2023

Print Leslie Tomlin

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1