

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Total Restoration, LLC  
5691 Spring Creek Road  
Montevallo, AL 35115

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two Hundred Thousand and 00/100 Dollars (\$200,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein; the receipt where is acknowledged, we, **ROBERT J. SEARCY and spouse, JULIA SEARCY** (herein referred to as Grantors) grant, bargain, sell and convey unto **TOTAL RESTORATION, LLC** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 10, according to the Survey of Chaparral, Second Sector, as recorded in Map Book 8, Page 142, in the Probate Office of Shelby County, Alabama.**

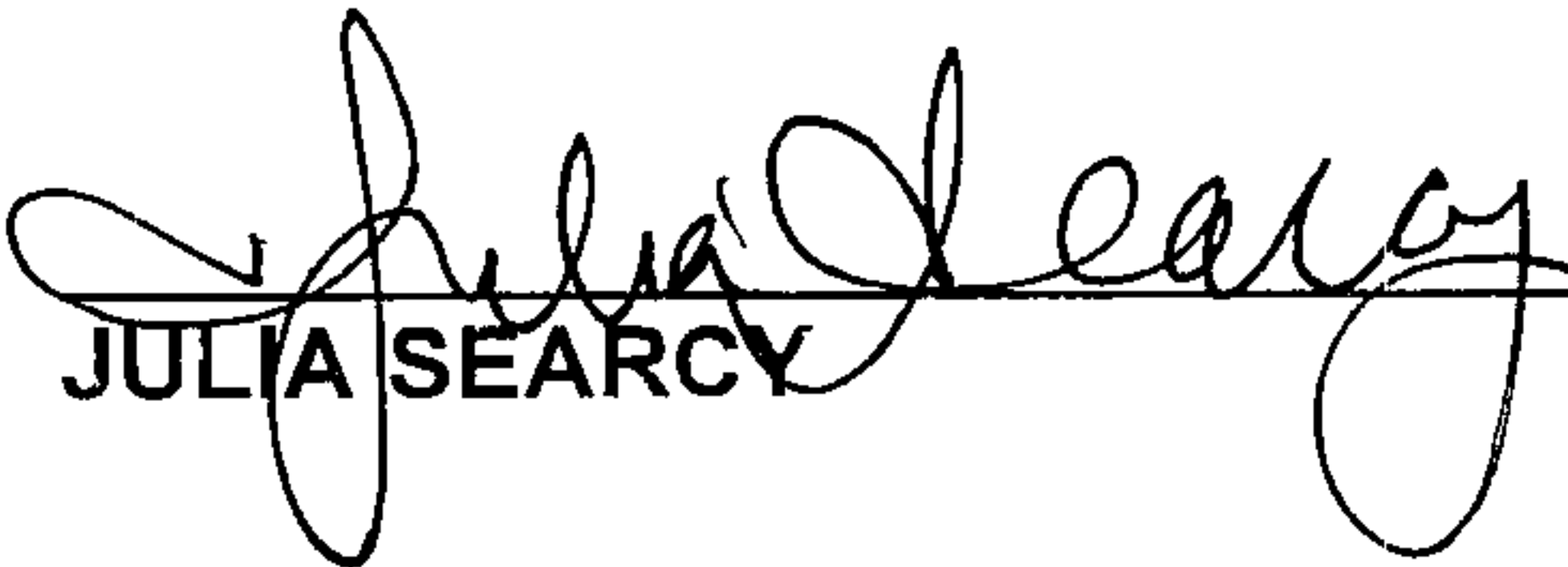
Subject to mineral and mining rights if not owned by Grantors.

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

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 15<sup>th</sup> day of May, 2023.

  
\_\_\_\_\_  
ROBERT J. SEARCY

  
\_\_\_\_\_  
JULIA SEARCY

STATE OF Florida

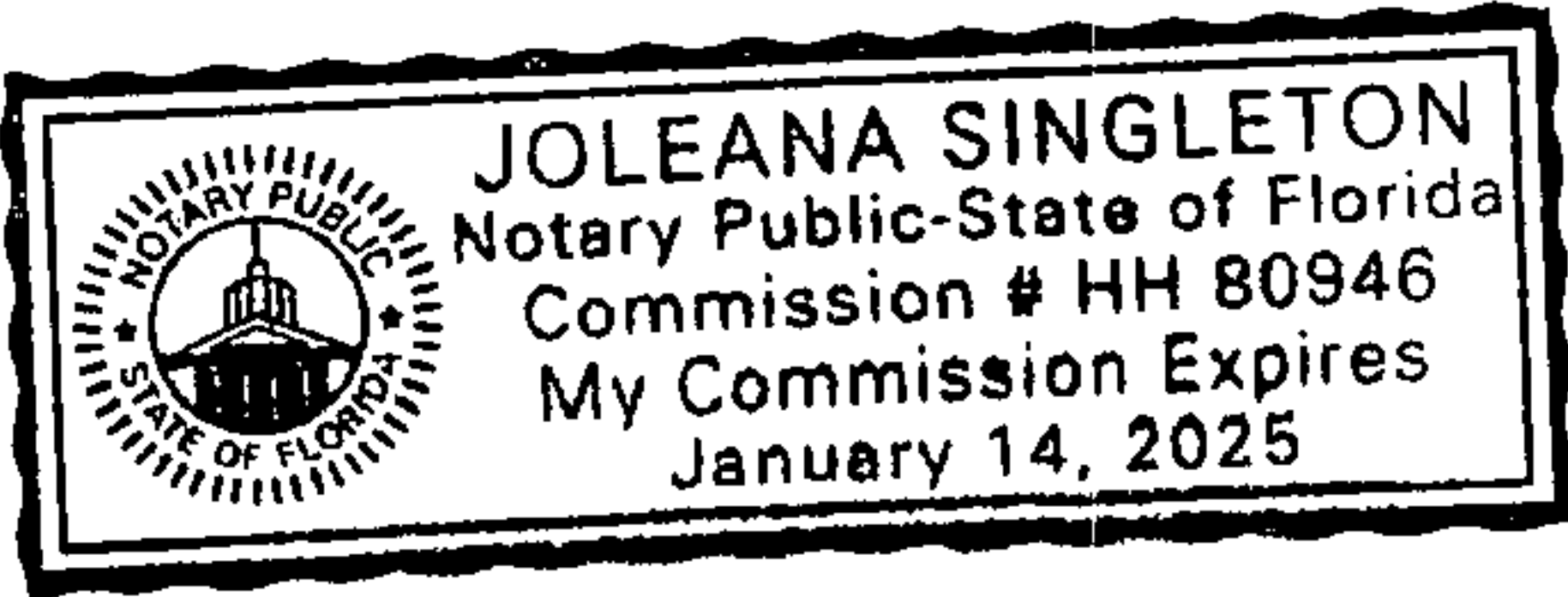
COUNTY OF Hillsborough

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ROBERT J. SEARCY and JULIA SEARCY**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of May, 2023.

Physical Presence ☒ Online Notarization ☐  
Personally Known ☐ Produced Identification ☒  
Type of Identification Produced FLDL

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1-14-2025



Real Estate Sales Validation Form

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

Grantor's Name	ROBERT J. SEARCY	Grantee's Name	TOTAL RESTORATION, LLC
Mailing Address	JULIA SEARCY 729 Tuscanny Street Brandon, FL 33517	Mailing Address	5691 Spring Creek Road Montevallo, AL 35115
Property Address	4701 Wooddale Lane Pelham, AL 35124	Date of Sale	May 1, 2023
		Total Purchase Price \$	200,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

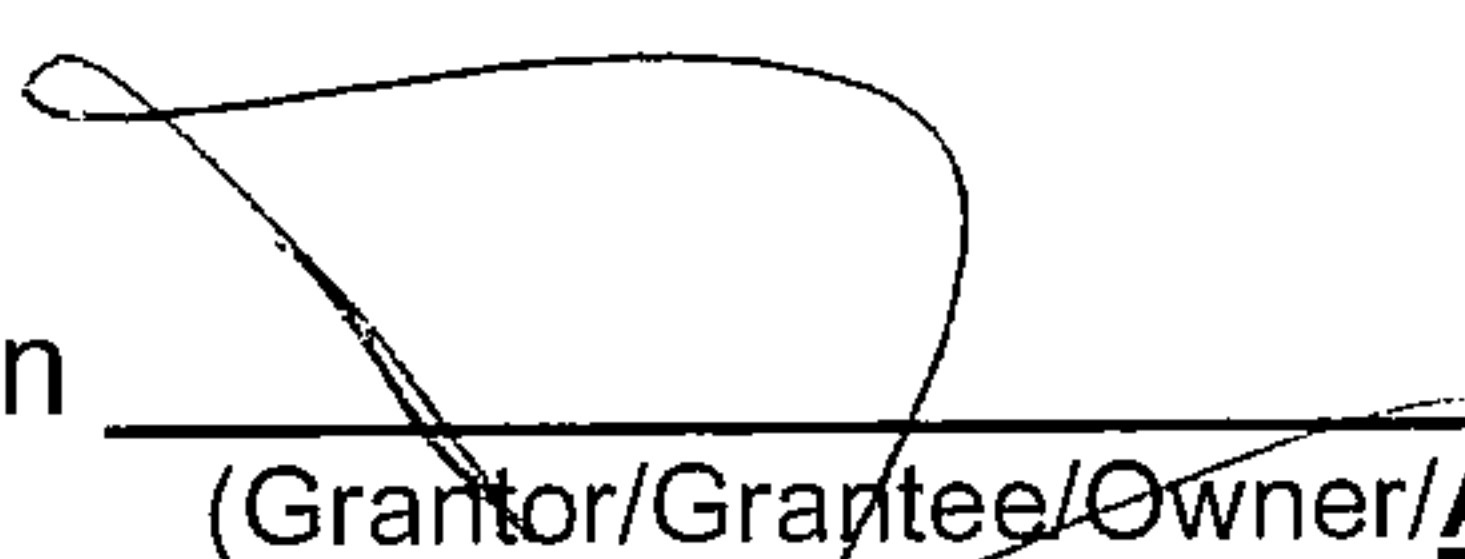
Date of Sale - the date on which interest to the property was conveyed.

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	May 1, 2023	Print	B. CHRISTOPHER BATTLES
<input type="checkbox"/> Unattested	<input type="checkbox"/> (verified by)	Sign	
			(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/17/2023 11:28:48 AM  
\$225.00 JOANN  
20230517000146430

Allen S. Bayl