

STATE OF ALABAMA)
JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of two hundred fifty six thousand and no/100 (\$256,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, Woodbridge Opportunity Fund, Inc., a Michigan corporation (Grantor) whose address is 1380 East Jefferson Avenue, Detroit, MI 48207 does grant, bargain, sell and convey unto Justin Grimsley (Grantee) whose address is 3024 Long Leaf Lane, Helena, Alabama 35080 in and to the following described real estate situated in Shelby County, Alabama to-wit:

Lot 4, according to the Survey of Royal Pines as recorded in Map Book 11, Page 51 in the Probate office of Shelby County, Alabama. aka 3024 Long Leaf Lane, Helena, Alabama 35080

Subject to:

Ad valorem taxes due October 1, 2023.

Minerals and mining rights not owned by Grantor.

Building line and Easement as shown by recorded map.

Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Real 133, page 41, in the Probate Office of Shelby County, Alabama.

Restrictions appearing of recorded in Real 180, page 109, in the Probate Office of Shelby County, Alabama.

Right of way to the City of Helena, recorded in Real 186, page 337, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company, recorded in, Deed Volume 130, page 176; Deed Volume 142, page 402 and Deed Volume 181, page 31, in the Probate Office of Shelby County, Alabama.

Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Real 133, page 593 in the Probate Office of Shelby County, Alabama.

\$237,500.00 of the consideration was paid from the proceeds of a purchase money mortgage.

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

And said Grantor does for itself, its successors and assigns covenant with said Grantee, his heirs, successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to Grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 22 day of May, 2023

WOODBIDGE OPPORTUNITY FUND, INC.
A Michigan corporation


WILLIAM DICKSON
Its President

State of Michigan

County of Wayne

I, the undersigned., a Notary Public, in and for said County in said State, hereby certify that William Dickson whose name as President of Woodbridge Opportunity Fund, Inc 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of Woodbridge Opportunity Fund, Inc.

Given under my hand and official seal of office this 22 day of May, 2023

MUST AFFIX SEAL



NOTARY PUBLIC.

Commission Expires:

THIS INSTRUMENT PREPARED BY:

Gene W. Gray, Jr.

2100 Southbridge Parkway, #338

Birmingham, AL 35209

File 223104

05-879-3400

File 223095

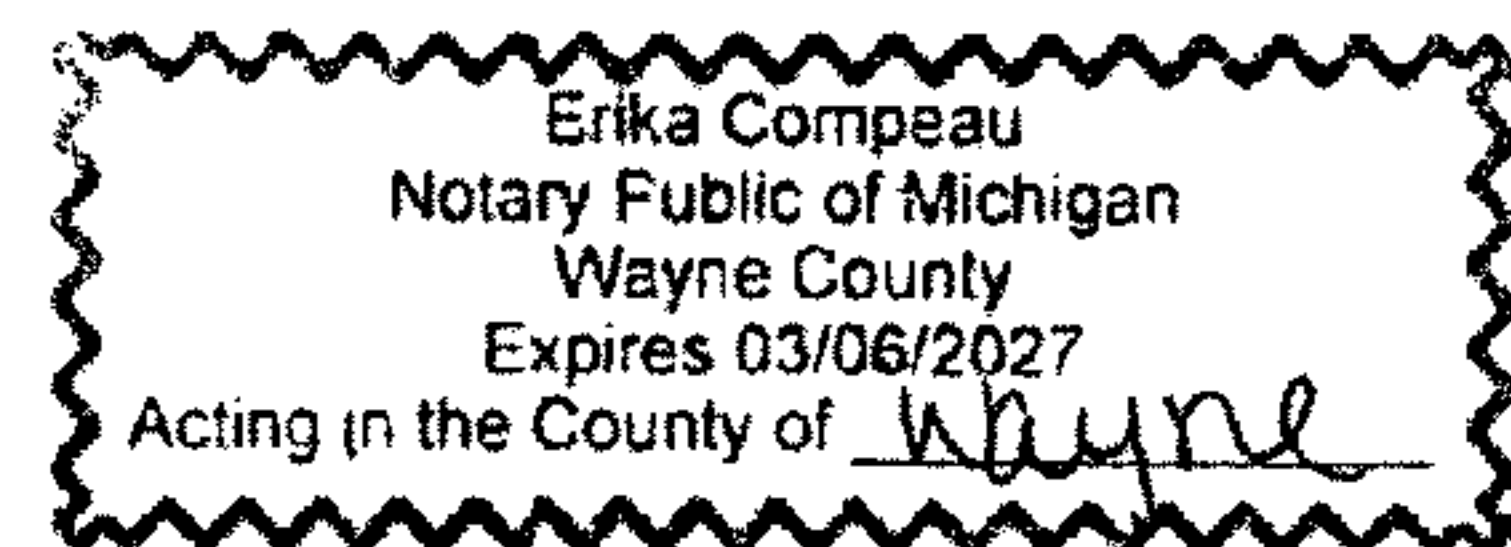
SEND TAX NOTICE TO:

Justin Grimsley

3024 Long Leaf Lane

Helena, Alabama 35080

13-8-28-4-001-027.008



Real Estate Sales Validation Form

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

Grantor's Name	<u>WOODBIDGE OPPORTUNITY</u>	Grantee's Name	<u>JUSTIN GRIMSLEY</u>
Mailing Address	<u>FUND, INC.</u>	Mailing Address	<u>3024 LONG LEAF LANE</u>
	<u>1380 EAST JEFFERSON AVENUE</u>		<u>HELENA, AL 35080</u>
	<u>DETROIT, MI 48207</u>		
Property Address	<u>3024 LONG LEAF LANE</u>	Date of Sale	<u>5/23/2023</u>
	<u>HELENA, AL 35080</u>	Total Purchase Price	<u>\$ 256,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 5/23/23

Print GENE W. GRAY, JR.

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/23/2023 02:07:37 PM
 \$46.50 JOANN
 20230523000154370

Allen S. Bayl