

Prepared By and Return To:
Paul Michael Kemp
Access Title & Closing Group, LLC
Attn: Paul Kemp
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
VS-23-00111-RET

Send Property Tax Notice to:
Madison Knox
9455 Brook Forest Circle
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that:

Real Estate & Design Associates, LLC

For and in consideration of the sum of TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS, (\$250,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by:

Madison Knox

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 37-A, Brook Forest Addition to Wyndham, as recorded in Map Book 27, Page 25, in the Office of the Judge of Probate, Shelby County, Alabama.

Commonly known as 9455 Brook Forest Circle, Helena, AL 35080

Source of Title: Mortgage Foreclosure Deed, from Leslie E. Lackey by and through her agent, Wilmington Trust National Association, not in its individual capacity but solely as Trustee for MFRA Trust 2015-1 to Real Estate Design Associates, LLC, dated 05/04/22, Recorded on 05/06/22 in Instrument #20220506000187070, Shelby, Alabama Office of the Judge of Probate.

This Deed is being simultaneously recorded with a Purchase Money Mortgage having a face amount of \$175,000.00.

The subject property is not the homestead of the Grantor.

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized

of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 16th day of June, 2023

Real Estate & Design Associates, LLC

By: [Signature]

Its: Owner

STATE OF Alabama

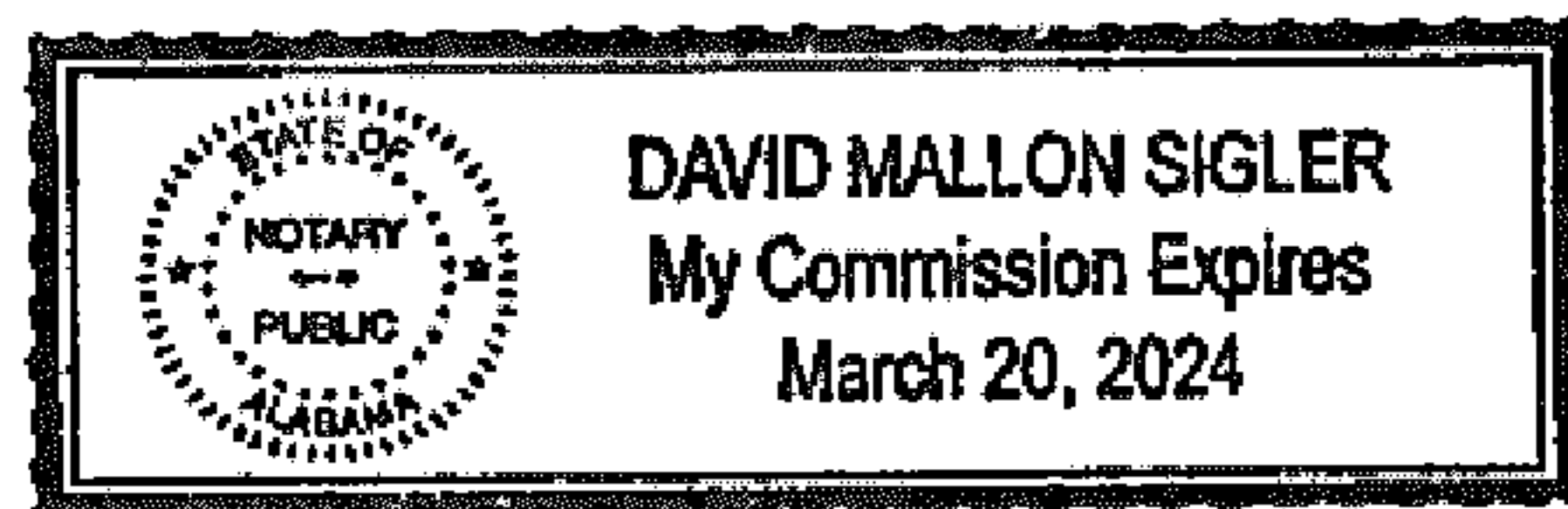
COUNTY OF Jefferson

I, David Sigler Trnell Studdard, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that ~~Madison Knox~~, for **Real Estate & Design Associates, LLC** is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, and in their capacity as Owner for the LLC, they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 16th day of June, 2023.

[Signature]
Notary Public
My Commission Expires: _____

[Notary Seal]



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Real Estate & Design Associates, LLC
 Mailing Address: 1130 Long Lake Drive
 Bessemer, AL 35022

Grantee's Name: Madison Knox
 Mailing Address: 9455 Brook Forest Circle
 Helena, AL 35080

Property Address:
 9455 Brook Forest Circle
 Helena, AL 35080

Date of Sale: 6-16-23

Total Purchase Price: \$250,000.00

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)

_____ 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 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 is 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: 6-16-23

_____ Unattested _____

Verified by: _____

Print: Access Title & Closing Group, LLC

Sign: [Signature]
 (Grantor/Grantee/Owner/AGENT) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/21/2023 03:40:55 PM
 \$103.00 JOANN
 20230621000184990

FORM RT-1

[Signature]
 Allen S. Bayl