SEND TAX NOTICE TO: Honcho, LLC 1053 Belvedere Cove

This instrument prepared by: Michael Galloway, Esq. 3500 Blue Lake Drive, Suite 320 Birmingham, AL 35223

STATE OF ALABAMA

Birmingham, AL 35242

20230622000185370 06/22/2023 09:56:23 AM **DEEDS** 1/3 -

GENERAL WARRANTY DEED

SHELBY COUNTY)		•
(NOW ALL MEN BY THE	·		

And ereof is acknowledged, I/we, Todd Childers Grogan, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Honcho, LLC (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 26, according to the Survey of Lake Terrace, a Resurvey of Lot 15, Lake Lane First Sector, as recorded in Map Book 19, Page 153, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$210,000 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

FILE NO.: CT-2300800

IN WITNESS WHEREOF, the under June 20 13	ersigned have hereunto set our hands	and seals on this 2^{15} day of
Todd Myn		
Todd Childers Grogan		
STATE OF ALABAMA COUNTY OF Jefferson		
I, the undersigned, a Notary Public in whose name(s) is(are) signed to the time on this day that, being informed on the day the same bears date.	and for said County, in said State, hereb foregoing conveyance, and who is(are) king the contents of the conveyance he/she/	y certify that Todd Childers Grogan nown to me, acknowledged before they executed the same voluntarily
Given under my hand and official sea	on this 21 St day of June	
Notary Public		
My commission expires:	WIND SON WILLIAM	
My Commission Expires: July 24, 2023	NORAL OF A CHILLING SAN OF A C	

FILE NO.: CT-2300800

Real Estate Sales Validation Form

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

Honcho, LLC Grantee's Name Todd Childers Grogan Grantor's Name 1053 Belvedere Cove Mailing Address 197 Cove Lane Mailing Address Birmingham, AL 35242 Pelham, AL 35124 June 21, 2023 Date of Sale Property Address 141 Lake Terrace \$165,000.00 Total Purchase Price Alabaster, AL 35007 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) Appraisal Bill of Sale Sales Contract Other: X 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 - Todd Childers Grogan

Grantee's name - Honcho, LLC

Property address - 141 Lake Terrace, Alabaster, AL 35007

Date of Sale - June 21, 2023.

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.

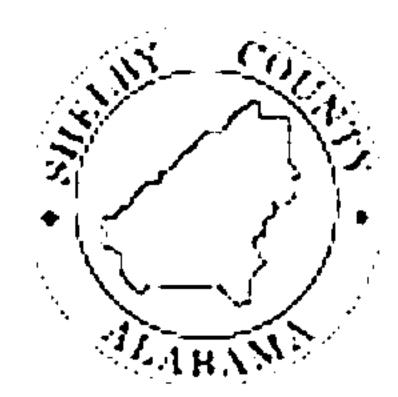
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> & 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).

20230622000185370

Date: June 21, 2023

Sign ______Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/22/2023 09:56:23 AM
\$29.00 BRITTANI

alli 5. Beyl