

This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
11.17 Properties, LLC
429 Greensprings Hwy
Ste. 161-263
Bham, AL 35209

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

That in consideration of **TEN AND 00/100 DOLLARS (\$10.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Stephen Randall DeArman, Personal Representative of the Estate of Cathryn Shaw De Arman AKA Cathryn Shaw DeArman, deceased, Jefferson County Probate Case Number 23BHM01199

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

11.17 Properties, LLC

(herein referred to as Grantee), the following described real estate situated in Jefferson County, Alabama, to-wit:

S.E.1/4 of the S.W.1/4 of Sec. 12, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Begin at the Northeast Corner of the S.E.1/4 of the S.W.1/4 of said Sec. 12; Thence run West along the North 1/4-1/4 line a dist. of 1322.33 feet to the Northwest corner of said 1/4-1/4; Thence turn left 90 degrees 59 minutes 07 seconds and -run southerly along the west 1/4-1/4 line a dist. of 445.36 feet; Thence turn left 89 degrees 03 minutes 02 seconds and run easterly a dist. of 1322.03 feet to a point of the east 1/4-1/4 line; Thence turn left 90 degrees 54 minutes 46 seconds and run northerly along the east 1/4-1/4 line a dist. of 444.47 feet to the point of beginning.

SUBJECT TO ALL MATTERS OF RECORD

\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of June, 2023.

**The Estate of Cathryn Shaw De Arman AKA Cathryn Shaw DeArman, deceased, Jefferson
County Probate Case Number 23BHM01199**

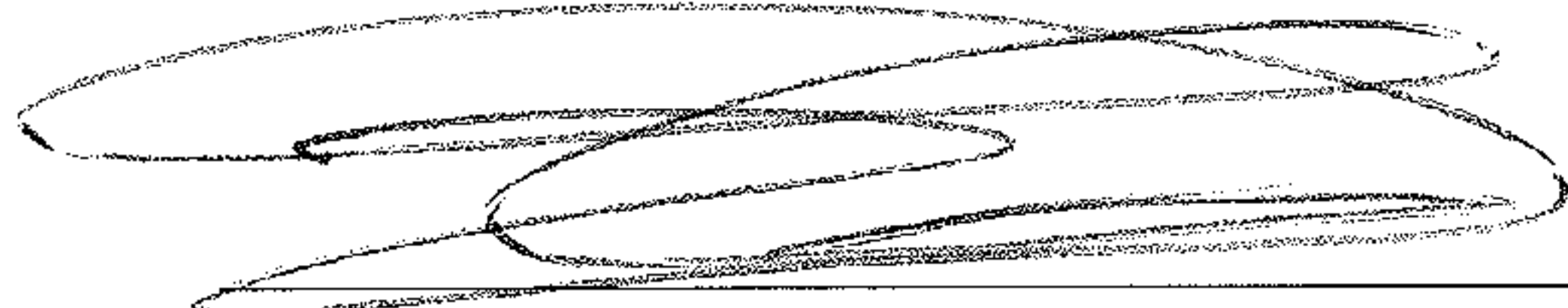
By: 
Stephen Randall DeArman, Personal Representative

STATE OF ALABAMA

COUNTY OF JEFFERSON

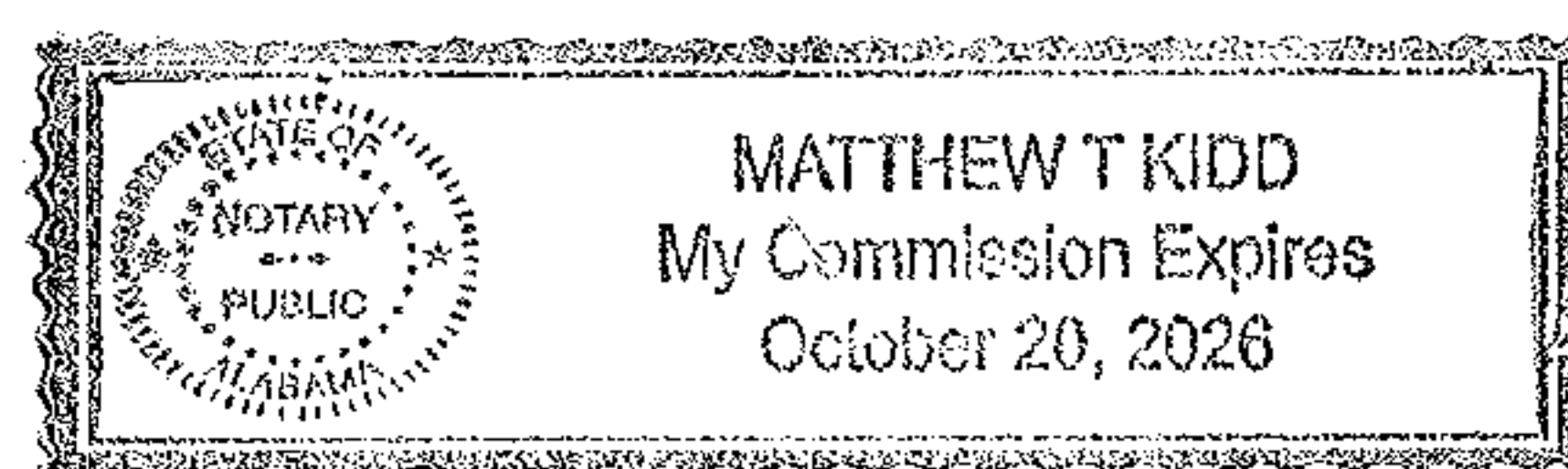
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Stephen Randall DeArman, Person Representative of The Estate of Cathryn Shaw De Arman AKA Cathryn Shaw DeArman, deceased, Jefferson County Probate Case Number 23BHM01199**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as Personal Representative, and with full authority, executed the same voluntarily on behalf of said Estate.

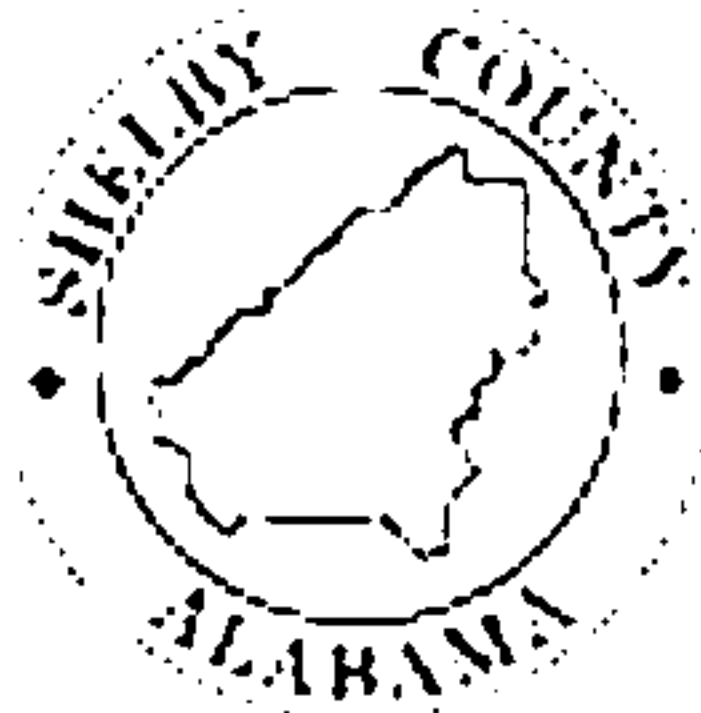
Given under my hand and official seal this **22nd day of June, 2023**.



Notary Public

My Commission Expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/26/2023 03:44:17 PM
 \$130.50 BRITTANI
 20230626000190060

Allen S. Byrd

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>Stephen Randall DeArman,</u>	Grantee's Name	<u>11 17 Properties, LLC</u>
Mailing Address	<u>Personal Representative of the Estate</u>	Mailing Address	<u>429 Greensprings Hwy</u>
	<u>of Cathryn Shaw DeArman</u>		<u>Ste. 161-263</u>
	<u>65 Ridgewood Lane</u>		<u>Birmingham, AL 35209</u>
	<u>Odenville, AL 35120</u>		
Property Address	<u>N/A Parcel#</u>	Date of Sale	<u>6/22/2023</u>
	<u>14 1 12 0 000 023.000</u>	Total Purchase Price	<u>\$ 102,500.00</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 06/22/2023

Print *Matthew Torde*

☒ Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1