

This instrument was prepared by:
Joshua M Watkins
Watkins Law Firm LLC
4000 Eagle Point Corp. Dr.
Birmingham, Alabama 35242

Send Tax Notice To:
219 1st Street North
Alabaster, AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

This general warranty deed made this **30th** day of **June, 2023**, by and between **Lauri M. Williams, DMD, LLC, an Alabama limited liability company**, hereinafter called the Grantor, whose mailing address is **219 1st Street North, Alabaster, AL 35007** and **2323 Moody Parkway, LLC** an Alabama Limited Liability Company, hereinafter called the Grantee, whose mailing address is **2323 Moody Parkway, Moody, AL 35004**.

WITNESSETH, that the Grantor, for and in consideration of the sum of **\$1,100,000.00** (One million one hundred thousand dollars and zero cents) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, does hereby bargain, grant, sell, and convey to **2323 Moody Parkway, LLC** an Alabama limited liability company (hereinafter called Grantee), the following described non-homestead real estate, **219 1st Street North, Alabaster, AL 35007** situated in **Shelby County, Alabama**, more specifically described on **Schedule A** attached hereto.

SUBJECT, HOWEVER, in all things to any and all matters of record affecting title to or use of the Property, and to the following specifically:

1. All matters that might be disclosed by an accurate, current survey of the subject Property
2. Eight hundred fifteen thousand dollars (\$815,000) of the purchase price was paid with a purchase money mortgage.

TO HAVE AND TO HOLD Unto the said Grantee, its successors and assigns forever.

Grantor(s) does hereby covenant with the said Grantee, its successors and assigns, that Grantor(s) is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor(s) has a good right to sell and convey the same as aforesaid; that Grantor(s) shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all person.

Given under my hand and seal, this 30th day of June, 2023.

Lauri M. Williams, DMD, LLC.

Sign: [Signature] (SEAL)

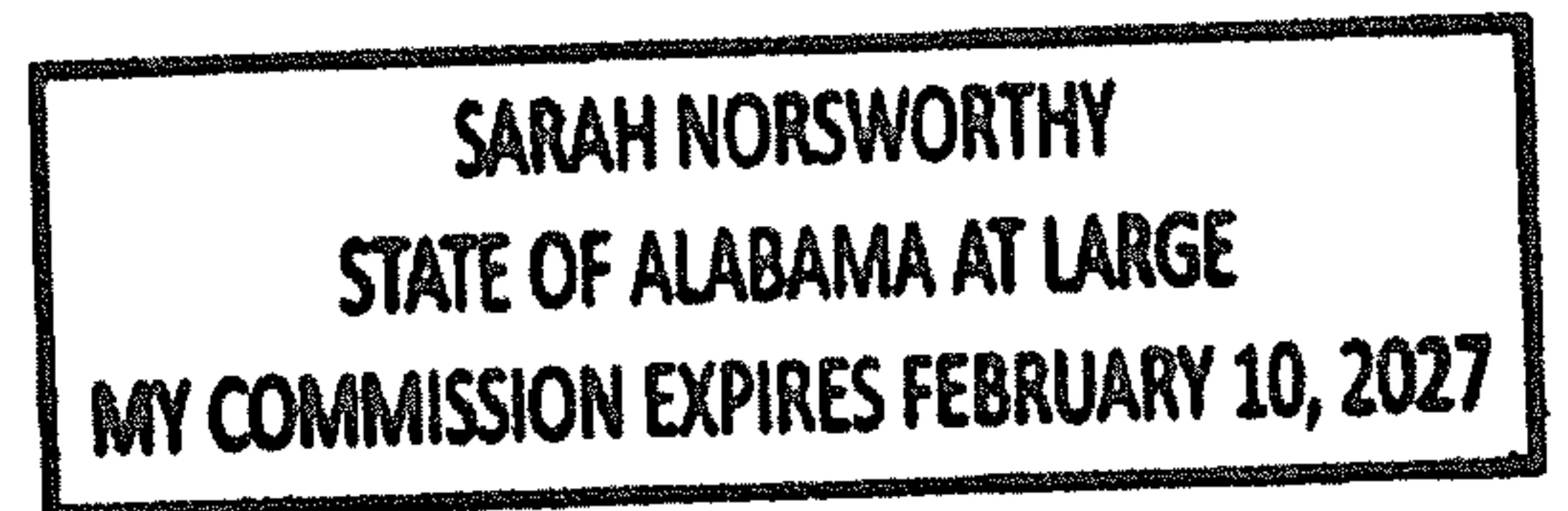
STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Lauri M. Williams, DMD, LLC whose name is subscribed to the forgoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of June, 2023.

Notary Public [Signature]

My Commission Expires: 2/10/27



SCHEDULE A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING
COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS
FOLLOWS: Lots 15 and 16, Block 1, according to the Survey of Nickerson-Scott Survey, as
recorded in Map Book 3, page 34, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Lauri M. Williams, DMD
 Mailing Address 219 1st Street North
Alabaster, AL 35007

Grantee's Name 2323 Moody Parkway, LLC
 Mailing Address 2323 Moody Parkway
Moody, AL 35004

Property Address 219 1st Street North
Alabaster, AL 35007

Date of Sale June 30, 2023
 Total Purchase Price \$1,100,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/03/2023 08:07:22 AM
 \$316.00 PAYGE
 20230703000196520



Lauri M. Williams

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 June 30, 2023

Print Lauri M. Williams, DMD

☐ Unattested

(verified by)

Sign

Lauri M. Williams

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1