

CLERK'S DEED



20230705000199700 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
07/05/2023 09:02:10 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

Case No. CV-2022-900536

WHEREAS, on January 11, 2023, in case number CV-2022-900536 in the matter of Financial Freedom Riders Investment Club LLC v. Regions Bank in the Eighth Judicial Circuit of Alabama, a Final Decree for a Clerk's Deed was rendered instructing and directing the undersigned to convey the hereinafter described property to Financial Freedom Riders Investment Club LLC.

NOW, THEREFORE, I, Mary H. Harris, Clerk of the Circuit Court, Eighth Judicial Circuit of Alabama, by the authority in me vested by said Final Decree, January 11, 2023, and by these present, do hereby grant and convey unto the said Grantee, Financial Freedom Riders Investment Club, LLC, Plaintiff, all rights, title, and interest of Regions Bank, Defendant and described as follows to wit:

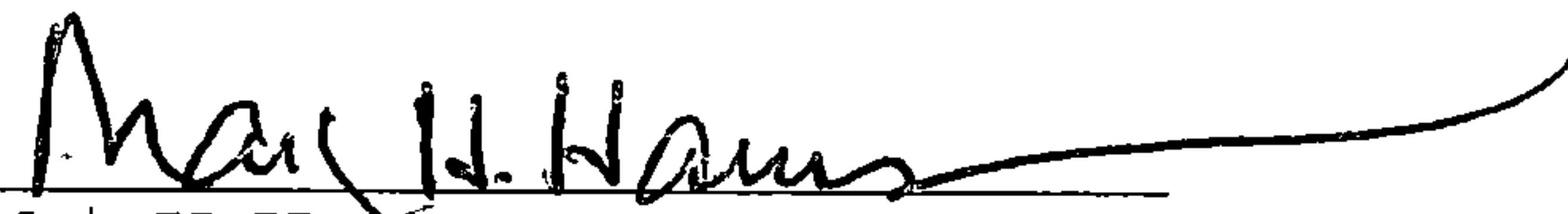
241 West Willow Circle, Calera, AL 35040, and more particularly described as follows:
Lot 39, Marengo Subdivision, Sector Two, as recorded in Map Book 26, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

PID: 28-6-23-0-000-055.000

This conveyance is made subject to any and all encumbrances against the property herein conveyed. The undersigned executes this instrument in said capacity as Clerk and does not personally or individually warrant the title of said property.

TO HAVE AND TO HOLD the aforesaid premises to the said Financial Freedom Riders Investment Club, LLC, its successors and assigns forever.

TESTIMONY, WHEREOF, I Have hereunto set by my hand and seal at the office the Clerk of Court, Shelby County, Alabama, the 21st day of June 2023.


Mary H. Harris
Circuit Clerk
The Eighth Judicial Circuit of
Alabama



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STATE OF ALABAMA
SHELBY COUNTY

I, Stacey M. Padgett, a Notary Public in and for the County of Shelby and State of Alabama, hereby certify that Mary H. Harris who is known to me to be the Clerk of the Circuit Court, Eighth Judicial Circuit, in said County, in said State, whose name as Clerk of said Court 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 this conveyance, she executed the same voluntarily in her capacity as such Clerk on this day the same bears date.

Given under my hand and official seal this the 21st day of June 2023.

Stacey M Padgett
Notary Public
My Commission Expires: 7/23/23

Real Estate Sales Validation Fo



20230705000199700 3/3 \$29.00
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This Document must be filed in accordance with Code of Alab

Grantor's Name Regions Bank
Mailing Address _____

Grantee's Name Financial Freedom Riders Club
Mailing Address 719 4th PL SW

Alabaster, AL 35007

Property Address 241 West Willow Cir
Calera, AL 35640

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 25,200

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 To Clear Title

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 7/5/23

Unattested

(verified by)

Print Tonya Smitherman

Sign

Tonya Smitherman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1