

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

SEND TAX NOTICE TO:
Cahaba River Blvd., LLC
P.O. Box 141220
Broken Arrow, OK 74014

GENERAL WARRANTY DEED

20230707000202630
07/07/2023 10:53:20 AM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Eight Thousand And No/100 Dollars (\$408,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, David W. Hester and Jennifer L. Hester, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Cahaba River Blvd., 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 34- A, according to the survey of Bent River, Phase IV Resurvey #1, as recorded in Map Book 42, Page 41 A & B, in the Office of the Judge of Probate 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.

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.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 5th day of July, 20 23.

David W. Hester
David W. Hester

Jennifer L. Hester
Jennifer L. Hester

STATE OF ~~ALABAMA~~ Florida
COUNTY OF Walton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David W. Hester and Jennifer L. Hester whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 5th day of July, 2023.

Derek K. Pierce
Notary Public
My commission expires:



DEREK K. PIERCE
Commission # HH 329441
Expires November 6, 2026

Real Estate Sales Validation Form

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

Grantor's Name David W. Hester and Jennifer L. Hester

Grantee's Name Cahaba River Blvd., LLC

Mailing Address 3117 2nd Ave S
Birmingham, AL 35233Mailing Address PO Box 141220
Broken Arrow, OK 74014Property Address 4448 Cahaba River Blvd.
Hoover, AL 35216

Date of Sale July 6, 2023

Total Purchase Price \$408,000.00

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☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf 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 - David W. Hester and Jennifer L. Hester

Grantee's name - Cahaba River Blvd., LLC

Property address - 4448 Cahaba River Blvd., Hoover, AL 35216

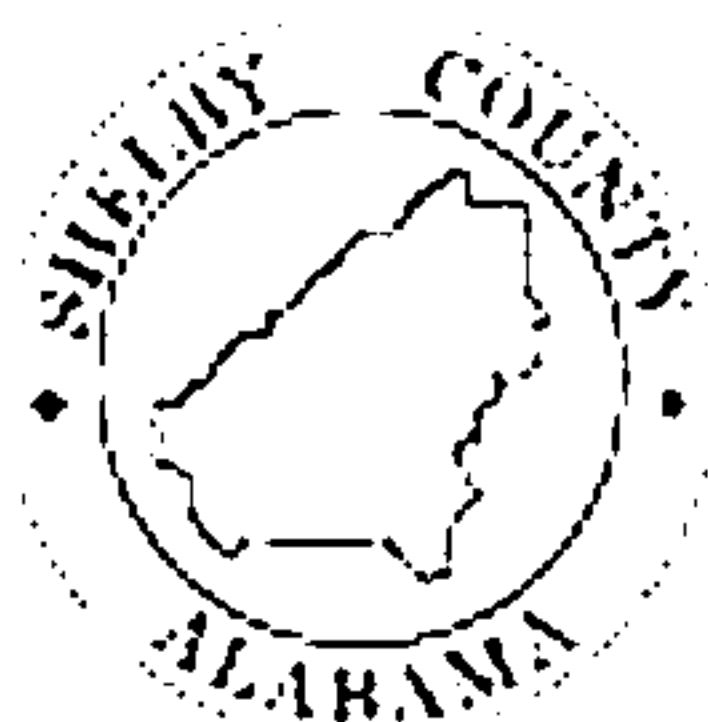
Date of Sale - July 6, 2023.

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 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: July 6, 2023

Sign

Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

07/07/2023 10:53:20 AM

\$436.00 BRITTANI

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Allie S. Bayl