

Prepared By and Return To:
Paul Michael Kemp
Access Title & Closing Group, LLC
Attn: Paul Kemp
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
VS-23-00105-RET

Send Property Tax Notice to:
John Beaumont Burdick
5537 Timber Hill Road
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that

Ben Byrd Homes, LLC

For and in consideration of the sum of SIX HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS, (\$650,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

John Beaumont Burdick

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Source of Title: General Warranty Deed from Judith B. Milner, a single person to Ben Byrd Homes, dated 08/05/2021, and recorded on 08/06/2021, in Instrument #20210806000382020, in the Office of the Judge of Probate, Shelby County, Alabama Records.

The subject property is not the homestead of the Grantor.

This Deed is being simultaneously recorded with a Purchase Money Mortgage having a face amount of \$520,000.00.

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 23 day of
July 2023

Ben Byrd Homes, LLC



By: Ben Byrd Henderson
 Its: Managing Member

STATE OF VA

COUNTY OF Jefferson

I, DAWN P. COLLIER, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Ben Byrd Henderson ~~as Managing Member for Ben Byrd Homes, LLC~~ 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, and in their capacity as Member, he/she/they executed the same voluntarily for the LLC on the day that bears the same date.

Given under my hand and official seal this 23 day of July 2023

Notary Public

My Commission Expires: _____

[Notary Seal]

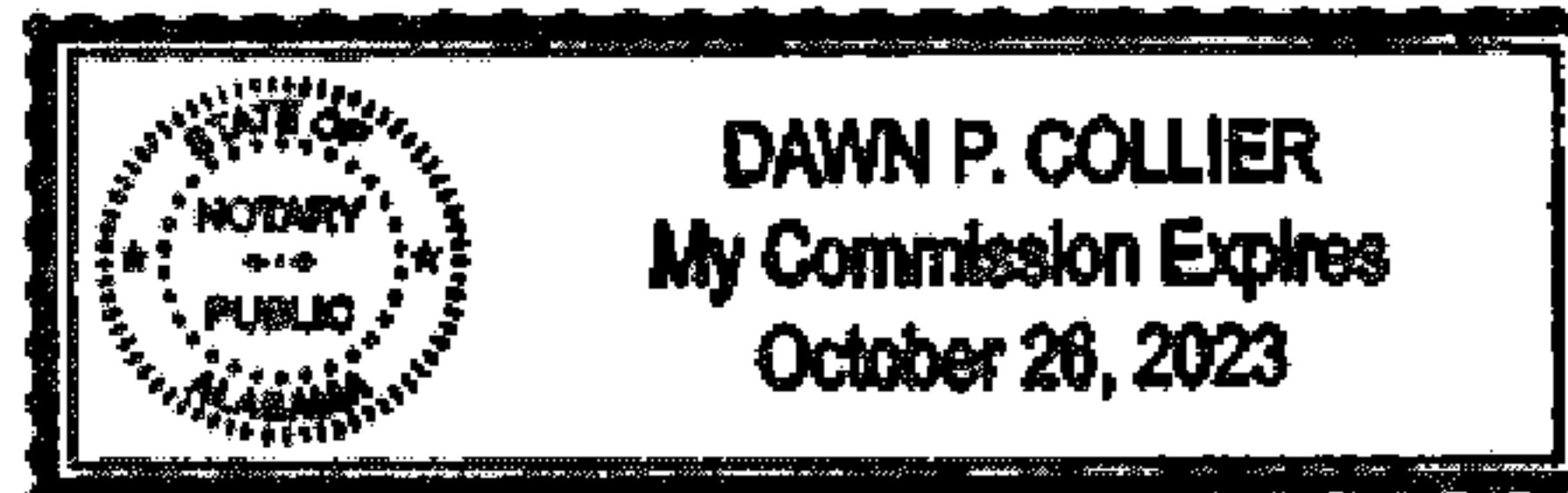


Exhibit "A"

Legal Description

A parcel of land located in the NE 1/4 of Section 27, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of Lot 7, Block 2, of Cherokee Forest, First Sector, as recorded in Map Book 5, Page 17, in the probate office of Shelby County, Alabama; thence in an Easterly direction along the projection of the Northerly line of said Lot 7 a distance of 250 feet, thence 90° right in a Southerly direction a distance of 477 feet to the point of beginning; thence continue along last described course a distance of 200 feet, thence 90° left in an Easterly direction a distance of 435 feet; thence 90° left in a Northerly direction a distance of 200 feet, thence 90° left in a Westerly direction a distance of 435 feet to the point of beginning.

Also, a parcel of land located in the NE 1/4 of Section 27, Township 19, Range 2 West, more particularly described as follows: Commence at the Northeast corner of Lot 7, Block 2, of Cherokee Forest, First Sector, as recorded in Map Book 5, Page 17, in the office of the judge of probate of Shelby County, Alabama; thence in an Easterly direction along the projection of the Northerly line of said Lot 7 a distance of 250 feet; thence 90° right in a Southerly direction a distance of 427 feet to the point of beginning; thence continue along the last described course a distance of 50 feet; thence 90° left in an Easterly direction a distance of 435 feet; thence 90° left in a Northerly direction a distance of 50 feet; thence 90° left in a Westerly direction a distance of 435 feet to the point of beginning. Situated in Shelby County, Alabama.

Commonly known as 5537 Timber Hill Road, Birmingham, AL 35242

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Ben Byrd Homes, LLC

Mailing Address: 5537 Timber Hill Rd

Birmingham, AL

Property Address:

5537 Timber Hill Road

Birmingham, AL 35242

Grantee's Name: John Beaumont Burdick

Mailing Address: 5537 Timber Hill Road

Birmingham, AL 35242

Date of Sale:

Total Purchase Price:

\$650,000.00

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 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 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 is 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: 6-23-23

 Unattested

Verified by:

Print: Access Title & Closing Group, LLC

Sign:

(Grantor/Grantee/Owner/AGENT), circle one



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

FORM RT-1

Clerk

Shelby County, AL

07/28/2023 03:11:12 PM

\$161.00 JOANN

20230728000227650

Allen S. Byrd