

This instrument was prepared by
THE WHEELER LAW FIRM LLC
Rommie G. Wheeler, Jr.
2107 5th Avenue North
Suite 401-F
Birmingham, Alabama 35203

20230731000229110
Send Tax Notice To: 07/31/2023 12:46:45 PM
Honcho LLC
P.O. Box 382101
Birmingham, AL 35238
DEEDS 1/2

CORPORATION FORM WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$145,000.00)** DOLLARS to the undersigned grantor,

HOWARD HOLDINGS & INVESTMENTS LLC, A LIMITED LIABILITY COMPANY,

(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

HONCHO LLC

(herein referred to as grantee), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 102, ACCORDING TO THE FINAL PLAT MERIWEATHER SECTOR 4, AS RECORDED IN MAP BOOK 29, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE CLOSED SIMULTANEOUSLY HEREWITGH.

**PROPERTY ADDRESS: 641 MERIWEATHER DRIVE, CALERA, ALABAMA 35040
PARCEL ID: 28-4-20-1-001-016.072**

TO HAVE AND TO HOLD, to the said GRANTEE, its heir and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good rights to sell and convey the same as aforesaid, and that it will, and its successors and assigns, shall warrant and defend the same to said GRANTEE, its heirs, executors and assign forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **HOWARD HOLDINGS & INVESTMENTS LLC, A LIMITED LIABILITY COMPANY**, by **ROBERT HOWARD, MANAGING MEMBER**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 21st day of July, 2023.

**HOWARD HOLDINGS & INVESTMENTS LLC
A LIMITED LIABILITY COMPANY**

BY: [Signature]
ROBERT HOWARD, MANAGING MEMBER

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **ROBERT HOWARD, MANAGING MEMBER, HOWARD HOLDINGS & INVESTMENTS LLC, A LIMITED LIABILITY COMPANY** 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, as such officer and with full authority, executed the same voluntarily for and the act of said corporation,

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

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct. 26, 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 HOWARD HOLDINGS & INVESTMENTS LLC
 Mailing Address 4000 EAGLE POINT CORPORATE DRIVE
BIRMINGHAM, ALABAMA 35242

Grantee's Name HONCHO LLC
 Mailing Address P.O. BOX 382101
BIRMINGHAM, ALABAMA 35238

Property Address 641 MERIWEATHER DRIVE
CALERA, ALABAMA 35040

Date of Sale JULY 21, 2023

Total Purchase Price \$ 145,000.00

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

 X Sales Contract

 X Closing Statement

 Appraisal

 X Other DEED

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 7/21/2023

Print ROMMIE G. WHEELER, JR - CLOSING ATTORNEY

 Unattested

Sign Rommie G. Wheeler, Jr.

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/31/2023 12:46:45 PM
 \$26.00 BRITTANI
 20230731000229110

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Bayl