

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
M.B. Properties, LLC  
P.O. Box 7  
Wellington, AL 35279

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **TWO MILLION ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars (\$2,175,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

**Richard Barrows and Melody Barrows, husband and wife**

(hereinafter referred to as “Grantors”) do grant, bargain, sell and convey unto

**M.B. Properties, LLC, an Alabama Limited Liability Company**

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 20, according to the Survey of South Oak, Phase I, as recorded in Map Book 53, Page 96 A & B, in the Probate Office of Shelby County, Alabama.**

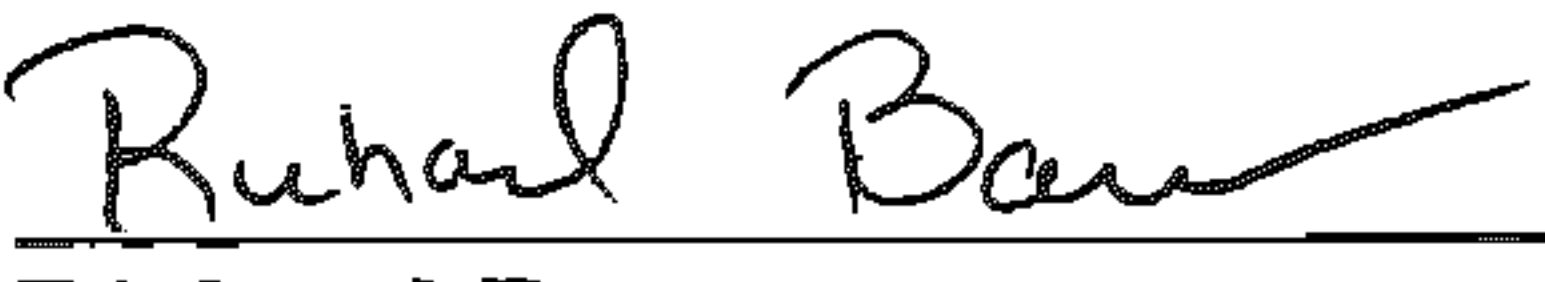
**Together with the nonexclusive easement as more particularly described in the Declaration of Easements, Covenants, Conditions and Restrictions of South Oak Subdivision, as recorded as Instrument 2021021000069430; First Amendment to Declaration as recorded in Instrument No. 20210212000075200 and Acknowledgment, Consent and Joinder to Declaration and Grant of Easement as recorded in Instrument No. 20210212000075210 in the Probate Office of Shelby County, Alabama**

- Subject to:
- (1) 2023 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee its successors and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have set our hands and seals, this 1st day of August, 2023

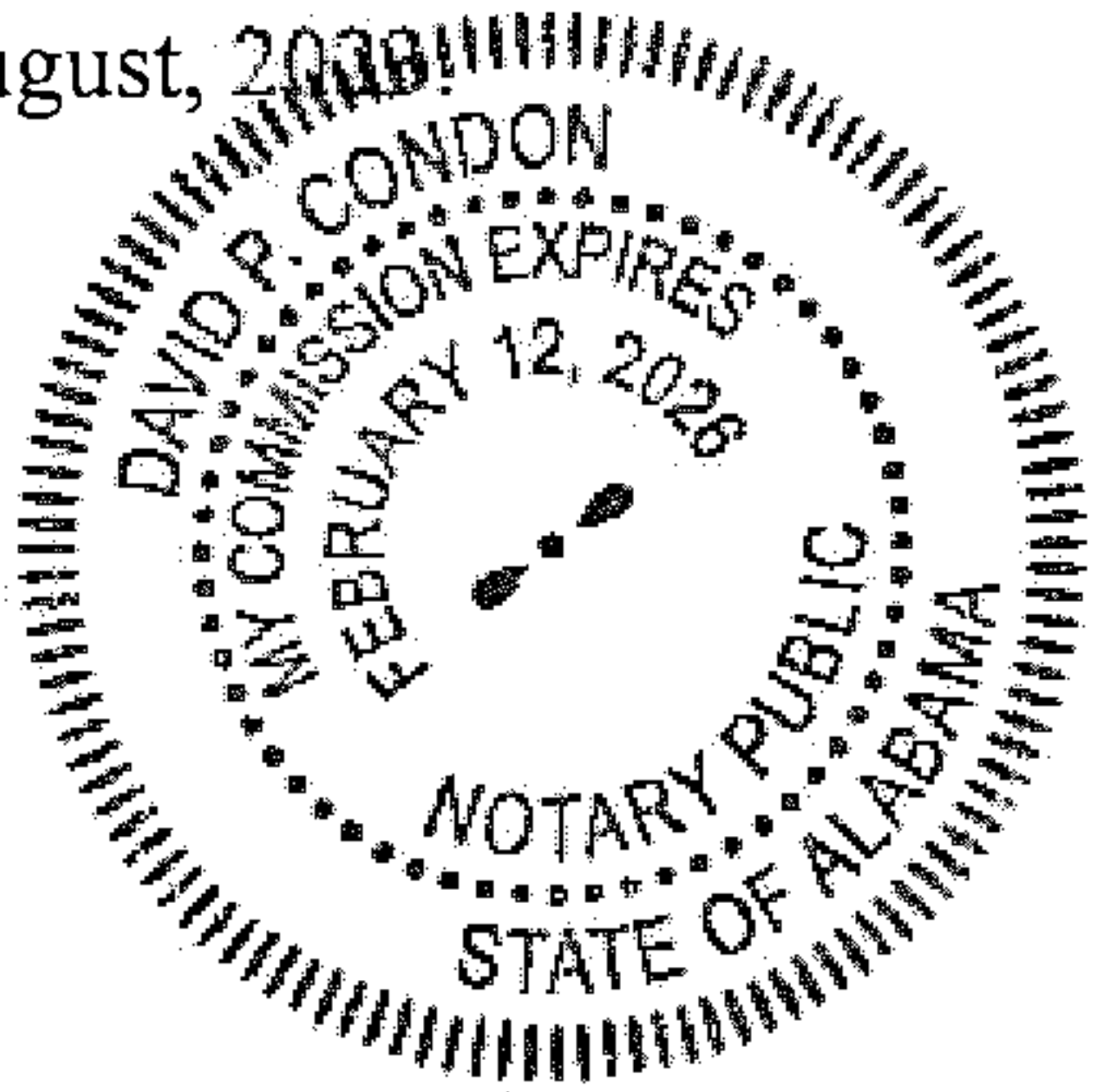
  
Richard Barrows

  
Melody Barrows

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Richard Barrows and Melody Barrows whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, 2023  
  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name	<u>Richard Barrows and Melody Barrows</u>	Grantee's Name	<u>M.B. Properties, LLC</u>
Mailing Address	<u>224 South Oak Drive</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>P.O. Box 7</u> <u>Wellington, AL 36279</u>
Property Address	<u>244 South Oak Drive</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>August 1, 2023</u>
		Total Purchase Price	<u>\$2,175,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input type="checkbox"/> 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.

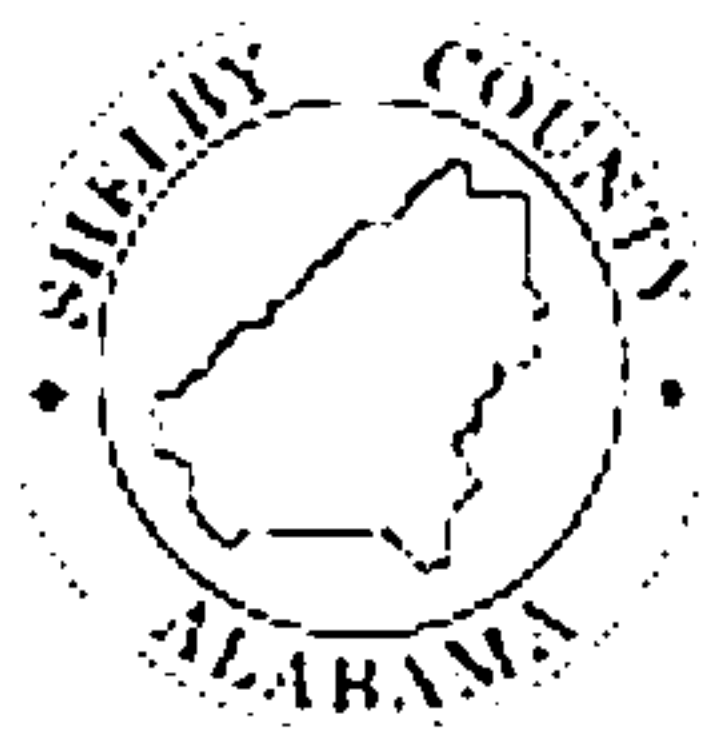
Actual value - if the property is not being sold, the true value of the property, both real and personal, being  
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
appraiser or the assessor's current market value.

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	<u>8/1/23</u>	Print	<u>David Condon</u>
<input type="checkbox"/> Unattested		Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/04/2023 11:32:34 AM  
\$2200.00 PAYGE  
20230804000235810

Allen S. Bayl