

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

Send tax notice to:
Dreambox LLC
1678 Montgomery Hwy, Suite 104-228
Hoover, AL 35216

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars (\$395,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Lori Newell, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Dreambox LLC, an Alabama Limited Liability Company

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

Lot 8-A, according to a Resurvey of Lots 7 & 8 Metrock Industrial Park, as recorded in Map Book 44, Page 76, in the Probate Office of Shelby County, Alabama.

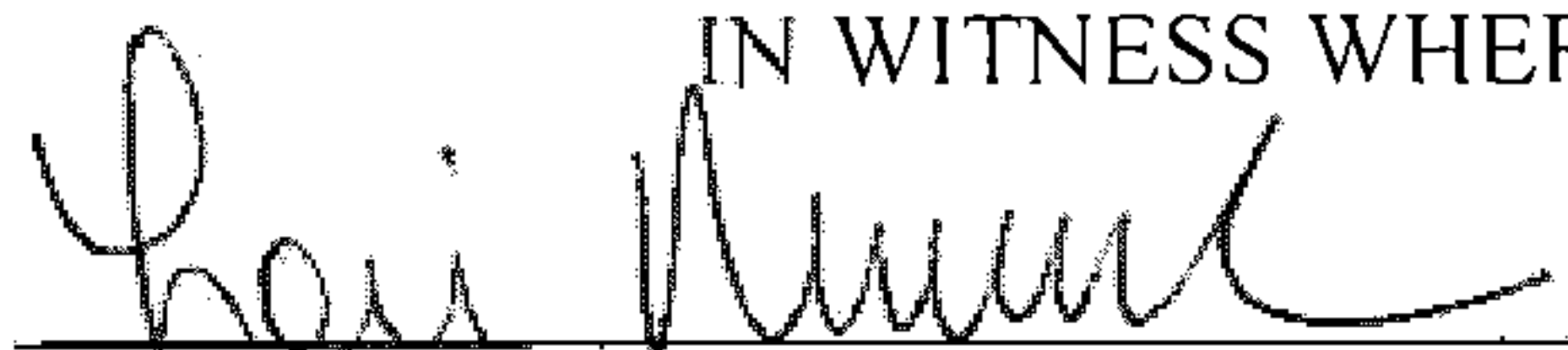
\$316,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

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


IN WITNESS WHEREOF, I have set my hand and seal, this 15th day of August, 2023

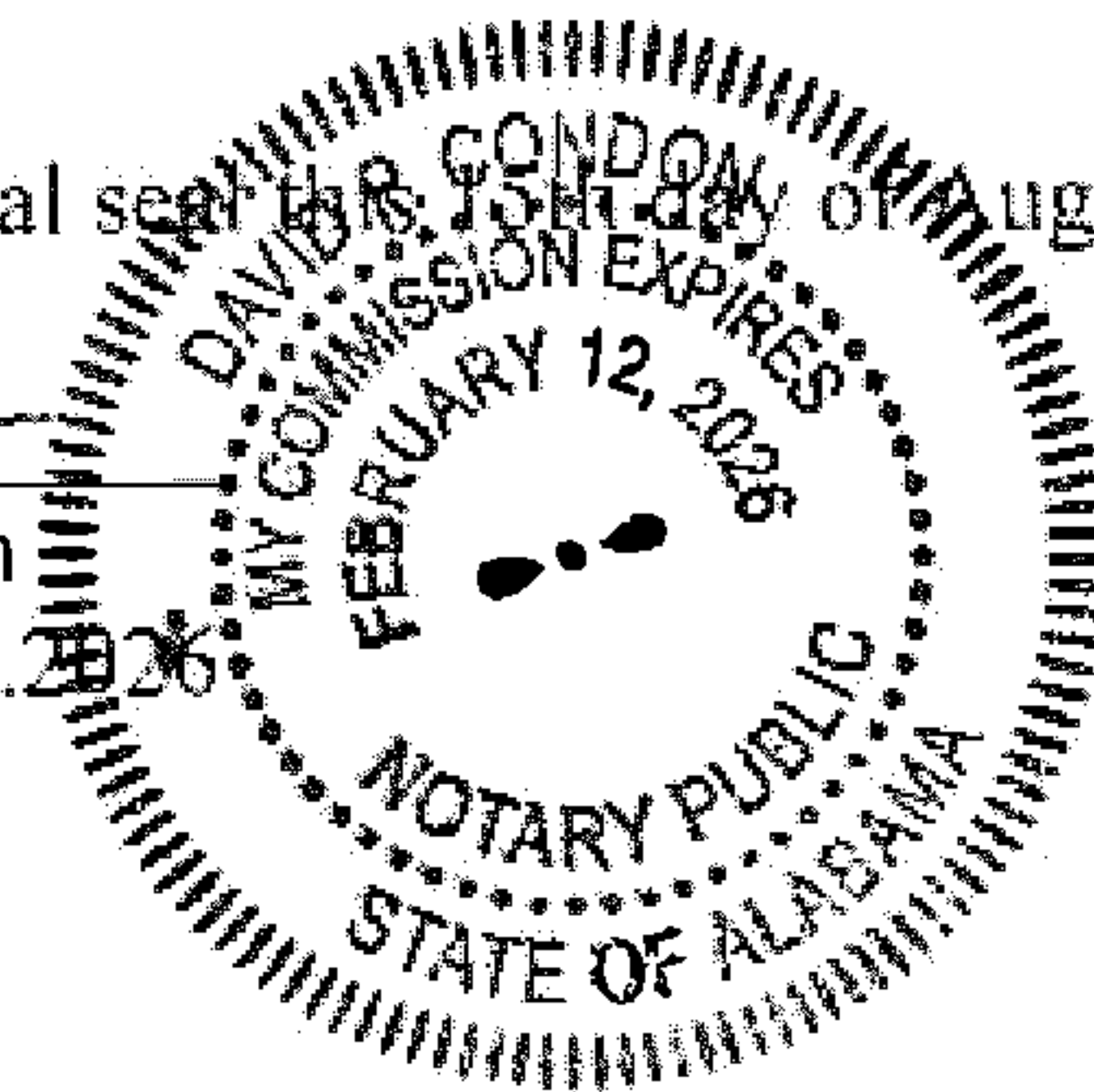

Lori Newell

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Lori Newell whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th 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 Lori Newell
 Mailing Address 449 Ballaltrac Road
Pelham, Al. 35124

Grantee's Name Dreambox LLC
 Mailing Address 1678 Montgomery Hwy., Ste.104-228
Hoover, Al. 35216

Property Address 34 Metrock Circle
Helena, AL 35080

Date of Sale August 15, 2023
 Total Purchase Price \$395,000.00

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
 _____ Sales Contract

_____ Appraisal
 _____ Other:

XX 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 8-15-23 Print Dawn Bagwell

_____ Unattested
 _____ (verified by)

Sign D. Bagwell
 (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
08/17/2023 11:25:22 AM
\$104.00 BRITTANI
20230817000248240

Allie S. Boyd