

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
Hunter McCoy Properties, LLC
217 Meadowood Lane
Montevallo AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

① 23-1074

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ONE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$115,000.00), and other good and valuable consideration in hand paid to Latricia Howze, a married person, Henry Earl Manasco, a married person, and Judy Gail Mooney, a married person, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Hunter McCoy Properties, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

The West 1/2 of Lots 9, 10 and 11 of Block 257, according to Dunstan's Map of the Town of Calera, Shelby County, Alabama.

This property is not the homestead of the grantors nor that of any of their spouses.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$115,000.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), his/her/their heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 18th day of August, 2023.

Latricia Howze
Latricia Howze

Henry Earl Manasco
Henry Earl Manasco

Judy Gail Mooney
Judy Gail Mooney

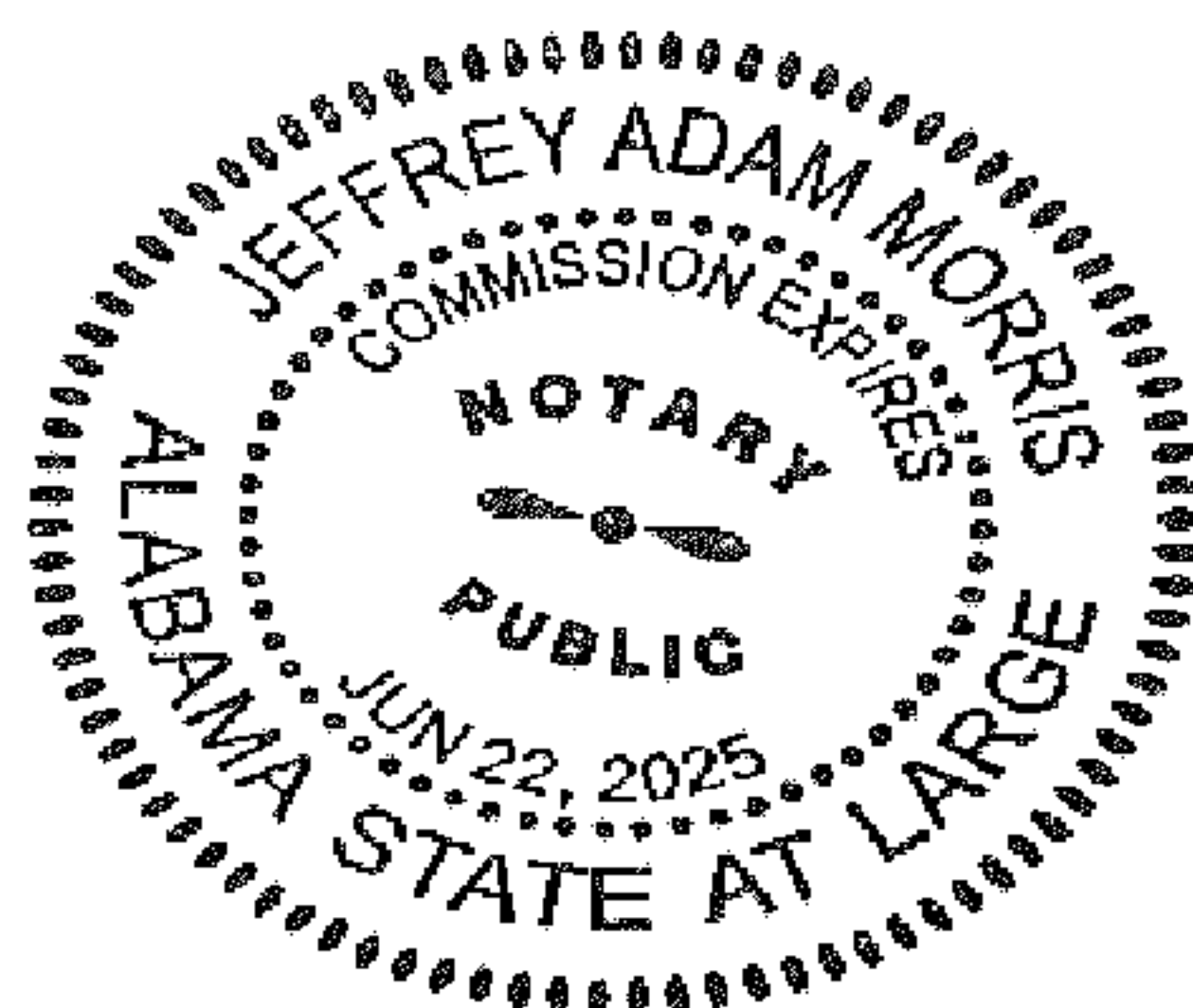
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Latricia Howze, Henry Earl Manasco and Judy Gail Mooney whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August, 2023.

Jeffrey Adam Morris
Notary Public
My Commission Expires:

6/22/25



Real Estate Sales Validation Form

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

Grantor's Name Latricia Howze, Henry Earl Manasco, and Judy Gail Mooney

Grantee's Name Hunter McCoy Properties, LLC

Mailing Address 590 County Rd 195
Clayton AL 35046

Mailing Address 217 Meadowood Ln
Monterey AL 35115

Property Address 2121 15th Street
Calera, AL 35040

Date of Sale August 18, 2023

Total Purchase Price	<u>\$115,000.00</u>
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Or

Actual Value

 O_2

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
☒ Closing Statement

_____ Appraisal
Other:

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 8/18/25

Print Jeff Warr.

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/22/2023 10:42:39 AM
\$30.00 JOANN
20230822000252270

Form RT-1

Allie S. Bayal