

THIS INSTRUMENT PREPARED BY:  
Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**HMME Development, LLC**  
c/o Tae Yoon Kim  
1364 Deer Trail Road  
Hoover, AL 35226

STATE OF ALABAMA     )  
  
COUNTY OF JEFFERSON    )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED FIFTY SEVEN THOUSAND THREE HUNDRED EIGHTY AND 00/100 (\$157,380.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Breanna Clark, a single woman** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **HMME Development, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 65, according to the Survey of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

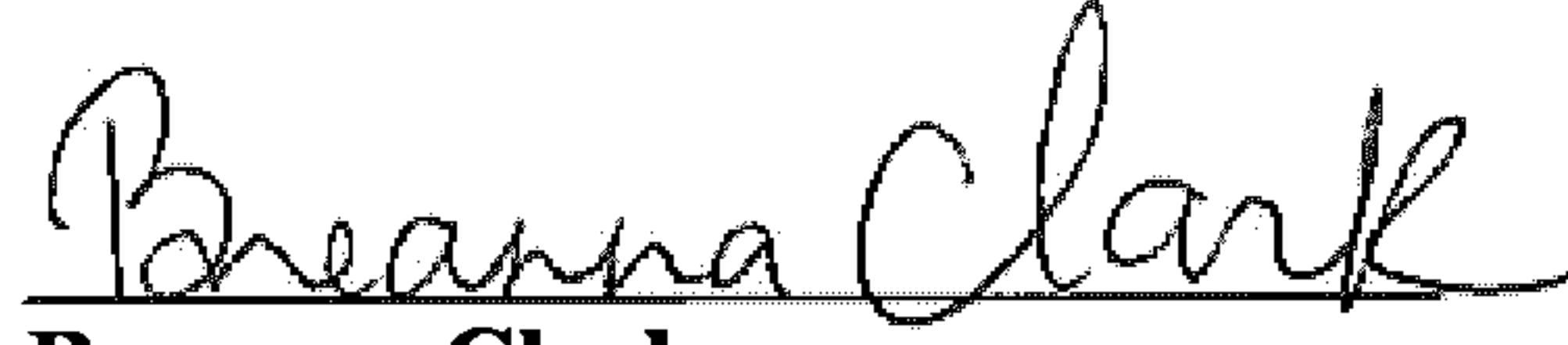
Property Address: **623 The Heights Lane, Calera, AL 35040**

**\$0** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTORS have hereunto set his/her hand and seal this **11th day of September, 2023.**

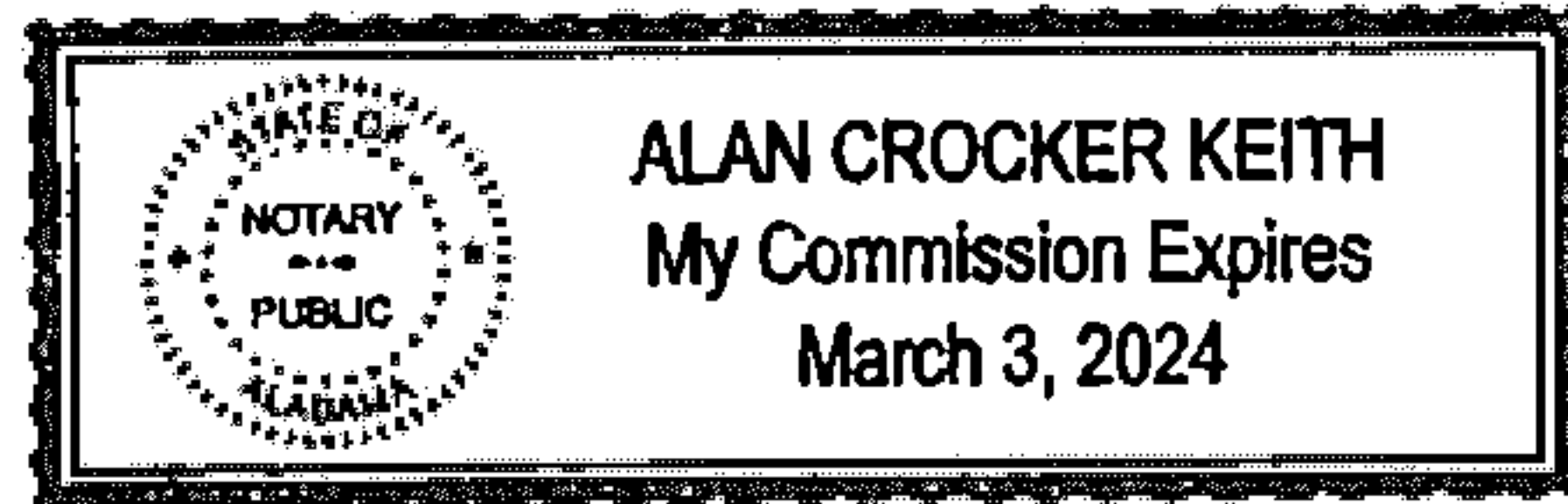
  
**Breanna Clark**

STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Breanna Clark** 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **11th day of September, 2023**

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: **03/03/2024**



**Real Estate Sales Validation Form**

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

Grantor's Name Breanna Clark  
 Mailing Address 300 Sumner Street  
Odenville, AL 35120

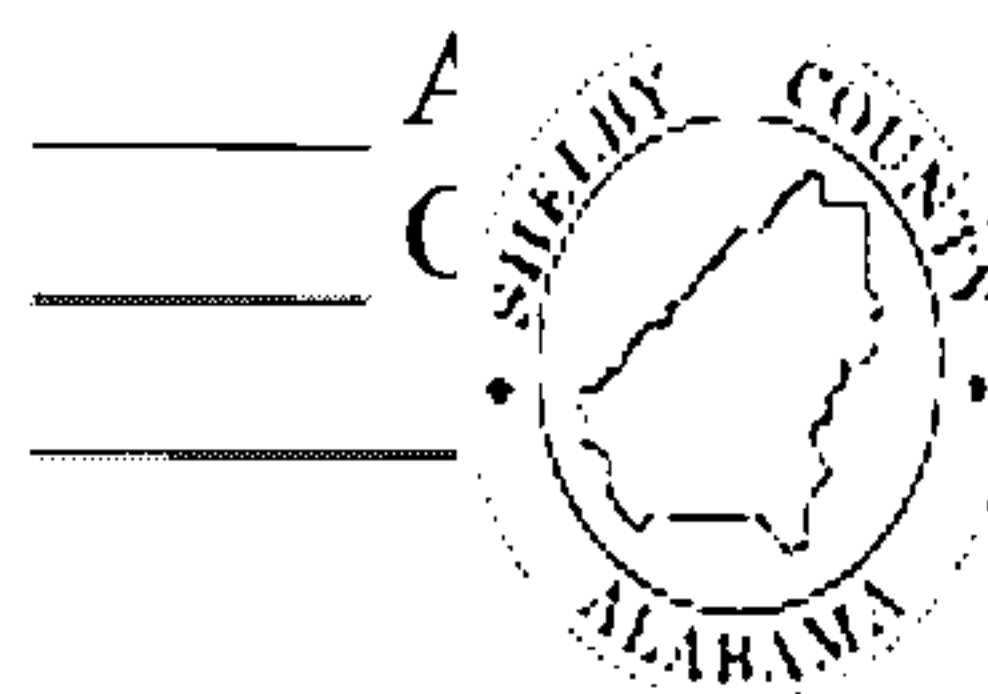
Grantee's Name HMME Development, LLC  
 Mailing Address 1364 Deer Trail Road  
Hoover, AL 35226

Property Address 623 The Heights Lane  
Calera, AL 35040

Date of Sale September 11, 2023  
 Total Purchase Price \$157,380.00  
 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
- Closing Statement



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/12/2023 11:19:37 AM  
 \$185.50 JOANN  
 20230912000274730

If the conveyance document presented for recordation contains all of the required information refer to the filing of this form is not required. *Allie S. Beyl*

**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 9-11-2023 Print Alan C. Keith

Unattested \_\_\_\_\_  
 (verified by)

Sign Alan C. Keith  
 (Grantor/Grantee/ Owner/Agent) circle one