

THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, AL 35223

SEND TAX NOTICE TO:

Katie Swann
Steve Lee
2965 Zilphy Street
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA ()
SHELBY COUNTY ()

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Six Hundred Thousand Ten and 00/100 Dollars (\$610,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged that **John Ragland, Jr., and Julie Lorraine Ragland, husband and wife**, (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **Katie Swann and Steve Lee, wife and husband**, (hereinafter referred to as "Grantee", whether one or more) the following described real estate, situated in Shelby County, Alabama.

Lot 480, according to the Final Plat of the Mixed Use Subdivision of Lake Wilborn Phase 4B, as recorded in Book 50, Page 76, in the Probate Office of Shelby County, Alabama

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$488,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her or their heirs and assigns forever.

And I do for myself (ourselves) and for my heirs, executors, and administrators covenant with the said GRANTEES, their 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 (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25th day of August, 2023.

WITNESS:

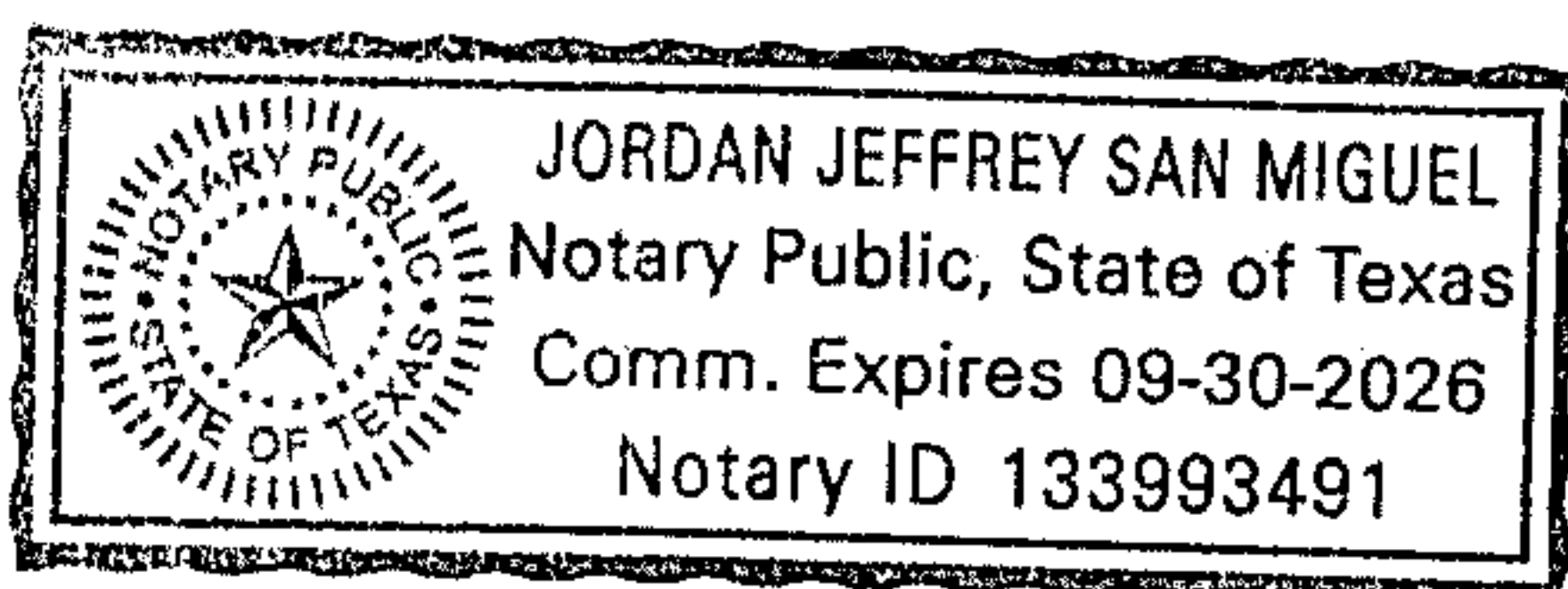
John Ragland, Jr.
By Julie Lorraine Ragland
John Ragland, Jr., by Julie Lorraine Ragland,
his Attorney-in-Fact, by Power of Attorney

Julie Lorraine Ragland
Julie Lorraine Ragland
Lorraine Ragland

STATE OF Texas
COUNTY OF Denton

I, Jordan San Miguel, Notary Public for the State of Texas, do hereby certify that Julie Lorraine Ragland, whose name as Attorney in Fact for John Ragland, Jr., is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 25 day of August, 2023.



[Signature]
Notary Public

My commission expires: 09-30-26

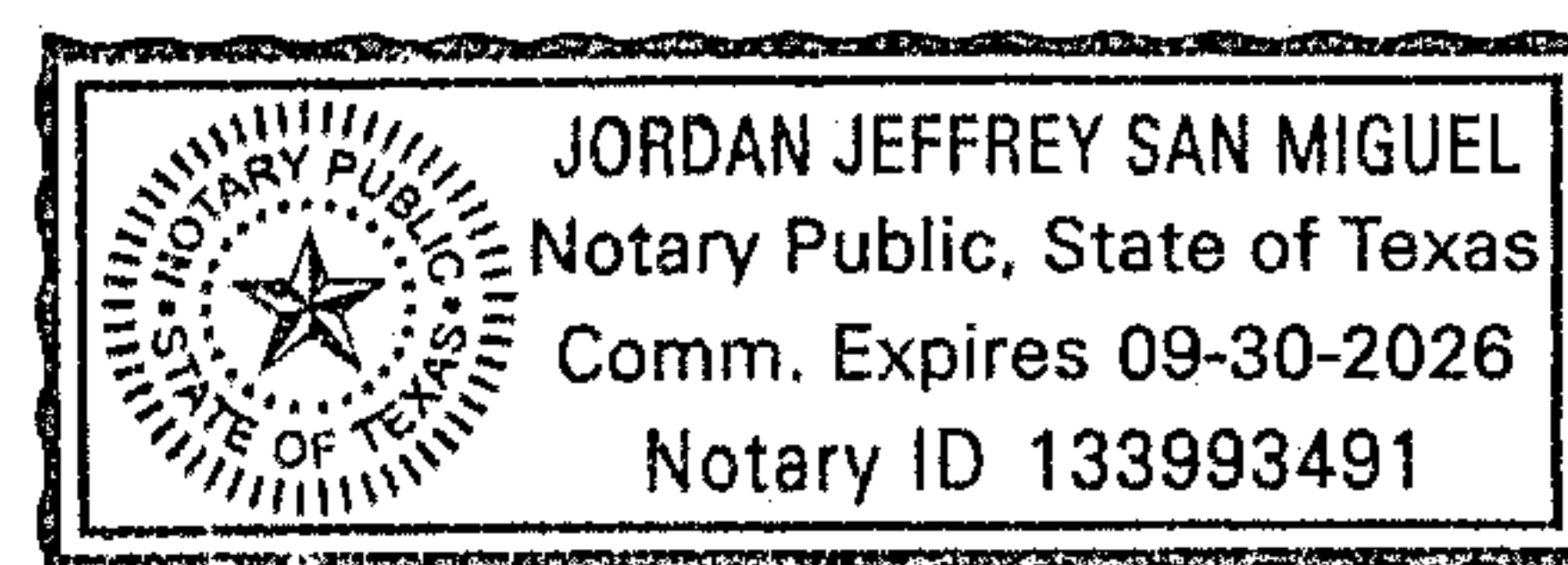
STATE OF Texas
COUNTY OF Denton

I, the undersigned authority, Notary Public for the State of Texas, do hereby certify that Julie Lorraine Ragland, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 25 day of August, 2023.

[Signature]
Notary Public

My Commission Expires: 09-30-26



Real Estate Sales Validation Form

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

Grantor's Name John Ragland and
~~Julie Lorraine Ragland~~
Mailing Address 9805 Surveyor Road
Oak Point, TX 75068
Property Address 2965 Zilphy Street
Hoover, AL 35244

Grantee's Name Katie Swann
Steve Lee
Mailing Address 2965 Zilphy Street
Hoover, AL 35244
Date of Sale August 28, 2023

Total Purchase Price \$610,000.00

Or

Actual Value \$

Or

Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/12/2023 02:47:09 PM
\$150.00 JOANN
20230912000275210



Allen S. Bayl

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
_____ 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: _____

Unattested

Print: Katie Swann

Sign

Katie Swann

(Grantor/Grantee/Owner/Agent) circle one

Date: _____

Unattested

Print: Steve Lee

Sign

Steve Lee

(Grantor/Grantee/Owner/Agent) circle one