

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Happy Sweet Homes LLC
612 Camden Ridge
Birmingham, AL 35226

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED FORTY THOUSAND AND 00/100 (\$340,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Lovelady Properties, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Happy Sweet Homes LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the NE corner of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 1deg-13'26" E a distance of 685.27'; thence S 87deg-22'-13" W a distance of 908.67' to the point of beginning; thence continue along said last described course a distance of 231.33'; thence N 2deg-33'-09" W a distance of 239.63'; thence N 85deg-38'-12 E a distance of 20.00'; thence N 22 deg-01'-09" W a distance of 105.29'; thence N 21deg-15'-59" W a distance of 83.15'; thence N 85deg-32'-50" E a distance of 214.70'; thence N 20deg-10'-48" W a distance of 21.30'; thence N 85deg-32'-50" E a distance of 65.01'; thence S 2deg-33'-09" E a distance of 447.55' to the point of beginning. Said parcel of land contains 2.32 acres, more or less.

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

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs 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 hereinabove 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 successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 29th day of September, 2023.

X 
 Lovelady Properties, LLC
 By: Grady Scott Lovelady
 Its: Managing Member


STATE OF ALABAMA
 Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Grady Scott Lovelady whose name as Managing Member of **Lovelady Properties, LLC**, a(n) Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of September, 2023.


 Notary Public
 My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
 Notary Public, Alabama State At Large
 My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-5333

Grantor's Name Lovelady Properties, LLC
 Mailing Address 3347 Pelham Parkway
Pelham, AL 35124

Grantee's Name Happy Sweet Homes LLC
 Mailing Address 612 Camden Ridge
Birmingham, AL 35226

Property Address 1 Midridge Lane
Pelham, AL 35124

Date of Sale September 29, 2023
 Total Purchase Price \$340,000.00
 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 Appraisal
 X Sales Contract Other:
 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 September 29, 2023

Print: Justin Smitherman

 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
 09/29/2023 01:54:23 PM
 \$368.00 JOANN
 20230929000292490

Allen S. Beal

Form RT-1