

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:
Harrison Flick
1921 Chandaway Court
Pelham, AL 35124

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED TWENTY TWO THOUSAND NINE HUNDRED AND 00/100 (\$322,900.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Gateway Group Enterprises, Inc, Trustee of the 1921 Chandaway Court Trust** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Harrison Flick** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 76 according to the Survey of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama.

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

Property Address: **1921 Chandaway Court, Pelham, AL 35124**

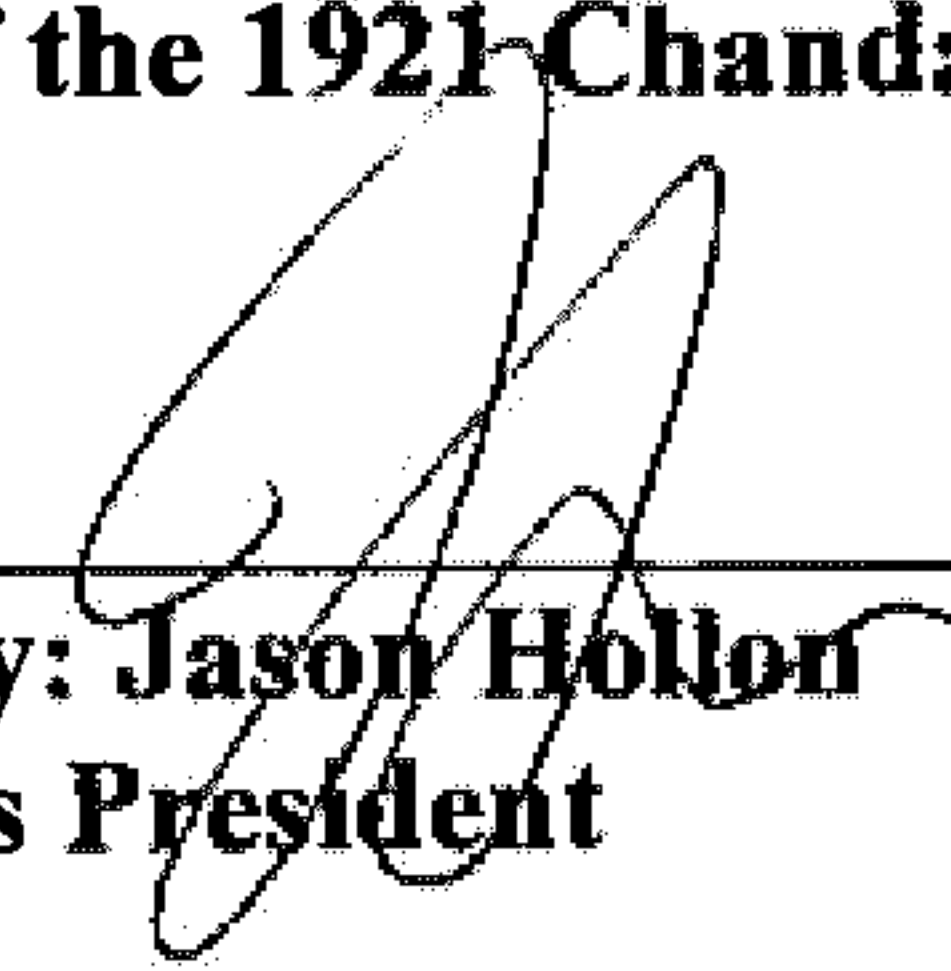
\$0.00 of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

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, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, 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 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 successors, executors and administrators 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 its hand and seal this **20th day of October, 2023**.

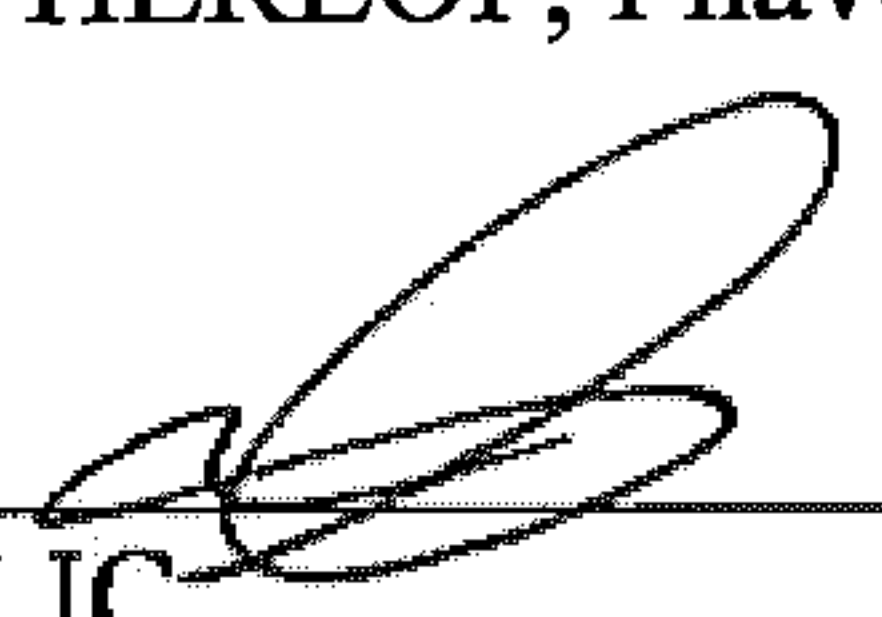
**Gateway Group Enterprises, Inc, Trustee
of the 1921 Chandaway Court Trust**

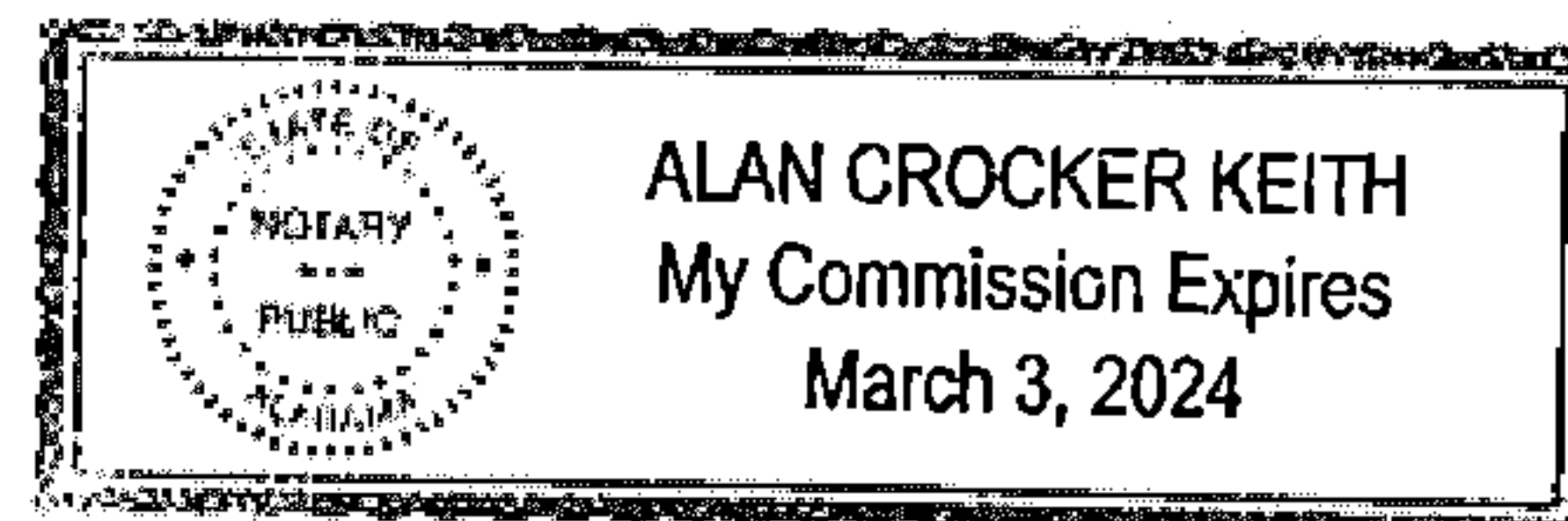

By: **Jason Hollon**
Its President

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jason Hollon** whose name as **President of Gateway Group Enterprises, Inc, Trustee of the 1921 Chandaway Court Trust**, 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 as such Officer and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **20th day of October, 2023**


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

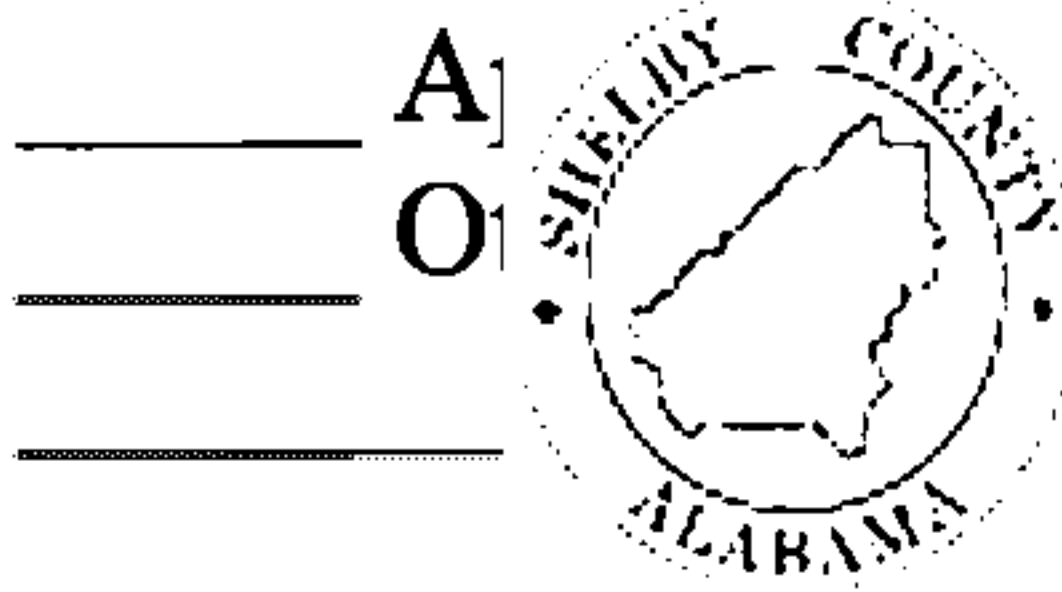


Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Gateway Group Enterprises, Inc. Trustee of the
1921 Chandaway Court TrustMailing Address 270 Doug Baker Boulevard
700-276
Birmingham, AL 35242Property Address 1921 Chandaway Court
Pelham, AL 35124Grantee's Name Harrison Flick
Mailing Address 1921 Chandaway Court
Pelham, AL 35124Date of Sale October 20, 2023Total Purchase Price \$322,900.00

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 X Closing StatementFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2023 02:23:13 PM
\$351.00 JOANN
20231020000310780*Alan C. Keith*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 10-20-2023 Print Alan C. Keith Unattested

(verified by)

Sign

Alan C. Keith

(Grantor/Grantee/ Owner/Agent) circle one