

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

Send Tax Notice to:
Universal Solutions, LLC
247 Cedar Meadow
Maylena, AL 35114

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Shiloh M. Fausnight, a married man** (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, **Universal Solutions, LLC**, an 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:

Lot No. 20, according to R.E. Whaley subdivision of the town of Maylene, Alabama, as shown by map of subdivision on record in Probate Office, Shelby County, Alabama; and all that part of Lot 19 of R.E. Whaley's Map of the town of Maylene, Alabama, not previously conveyed to Ricky R. Roper and Anita Roper by deed in Deed Book 332, Page 191 in the Probate Office of Shelby County, Alabama.

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 heirs, 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 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 heirs, 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.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

The herein described real property is not the homestead of GRANTOR or of GRANTOR's spouse.

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 6th day of November, 2023.

X Shiloh M. Fausnight
Shiloh M. Fausnight

STATE OF Alabama
Shelby COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Shiloh M. Fausnight**, whose name(s) is/are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of November, 2023.

Christopher Owens
 Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS
 Notary Public, Alabama State at Large
 My Commission Expires July 13, 2025

Real Estate Sales Validation Form

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

Grantor's Name Shiloh M. Fausnight
 Mailing Address 247 Cedar Meadow
Maylene, AL 35114

Grantee's Name Universal Solutions, LLC
 Mailing Address 247 Cedar Meadow
Maylene, AL 35114

Property Address 10141 Hwy 17
Alabaster, AL 35007

Date of Sale 11/6/2023

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 78,990.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk

Shelby County, AL
 11/06/2023 10:24:38 AM
 \$107.00 JOANN
 20231106000325180

The purchase price or actual value claimed in 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 Full Tax Assessor's Value

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 11/6/2023

Print Shiloh M. Fausnight

Unattested

Sign

Shiloh M. Fausnight

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1