

Prepared by:
David Lyon Glenn
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2023-7079

Send Tax Notice To:
Bond & Harkins Properties, LLC.
1052 Greystone Cove Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$250,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Kathleen Davis, an unmarried woman (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto Bond & Harkins Properties, LLC. (herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 204, according to the Final Plat of High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132, in the Office of the Judge of Probate 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, (3) mineral and mining rights not owned by the Grantor, if any

NOTE: This property is *not the homestead of the Grantor or his spouse as defined by the Code of Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its heirs, executors and assigns forever, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors and assigns shall, forever warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 4th day of November, 2023.

Kathleen Davis

Kathleen Davis

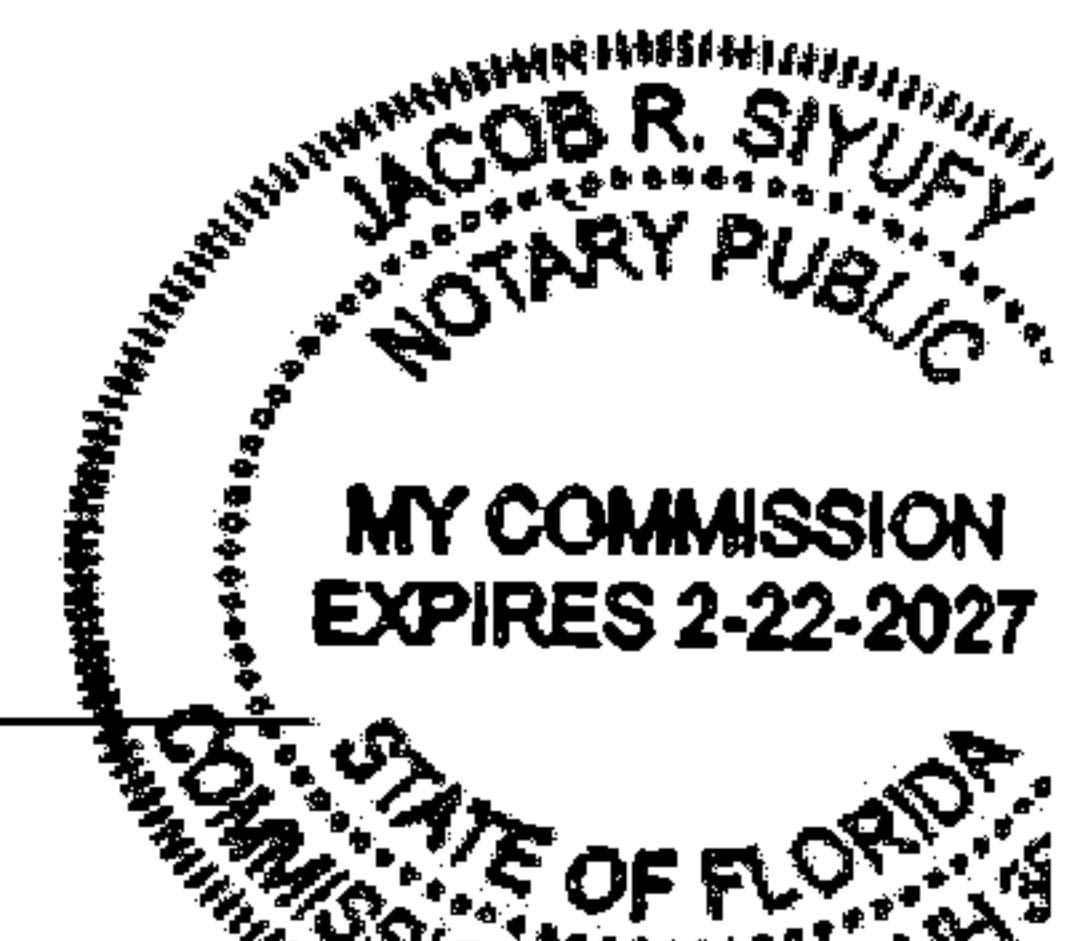
State of Florida

County of Santa Rosa

I, Jacob Siyufy, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kathleen Davis, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this 7th day of November, 2023.

Jacob Siyufy
Notary Public: Jacob Siyufy
My Commission Expires: 02-22-2027





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/13/2023 09:40:07 AM
 \$275.00 MOLLY
 20231113000332090

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Kathleen Davis
 Mailing Address 4616 Dean Place Drive
Pace, FL 32571

Property Address 252 High Ridge Drive
Pelham, AL 35124

Grantee's Name Bond & Harkins Properties, LLC.
 Mailing Address 1052 GreyStone Cove DR
Birmingham, AL 35242

Date of Sale 11-8-2023
 Total Purchase Price \$250,000.00

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
☒ 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).

Name: Kathleen Davis

Date: 6th day of November, 2023

Kathleen Davis
 Kathleen Davis

Angela Hoke (Verified)