

This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Ottis Harold Youngblood III
612 Narrows Point Way
Birmingham, AL35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$275,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Jacqueline T. Imbusch, an unmarried individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Ottis Harold Youngblood III

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Final Plat of Narrows Point, as recorded in Map Book 26 Page 81 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$201,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: Jacqueline T. Imbusch is the surviving grantee of that certain deed recorded in Book 2000, Page 28204. George H. Imbusch having died on or about October 16, 2019.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her 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 heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of November, 2023.



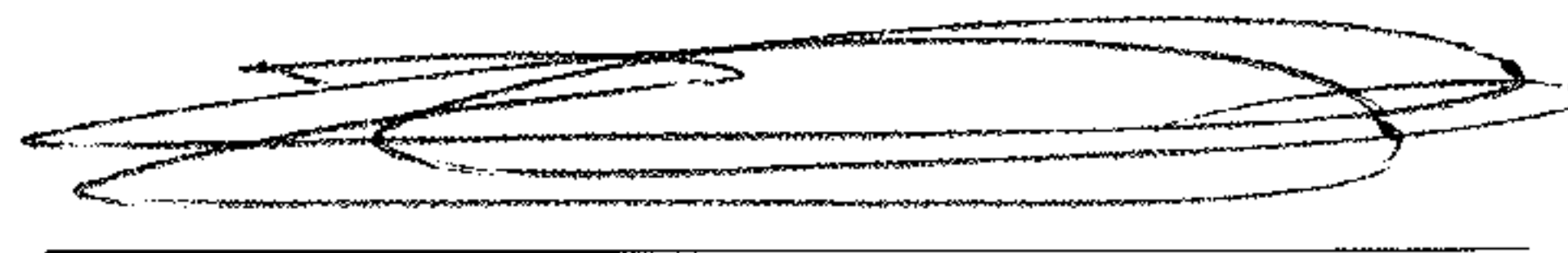
Jacqueline T. Imbusch by David Imbusch, Attorney-In-Fact

Jacqueline T. Imbusch by
David Imbusch Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

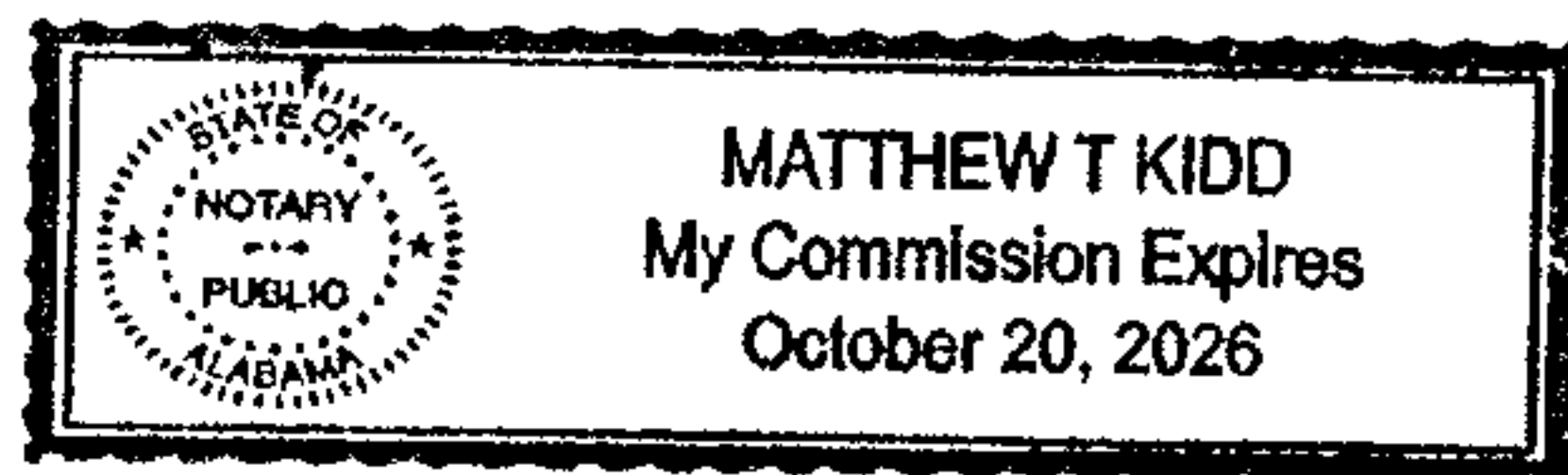
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David Imbusch, Attorney-In-Fact for Jacqueline T. Imbusch**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in such capacity as Attorney-In-Fact, executed the same voluntarily on the day the same bears date.

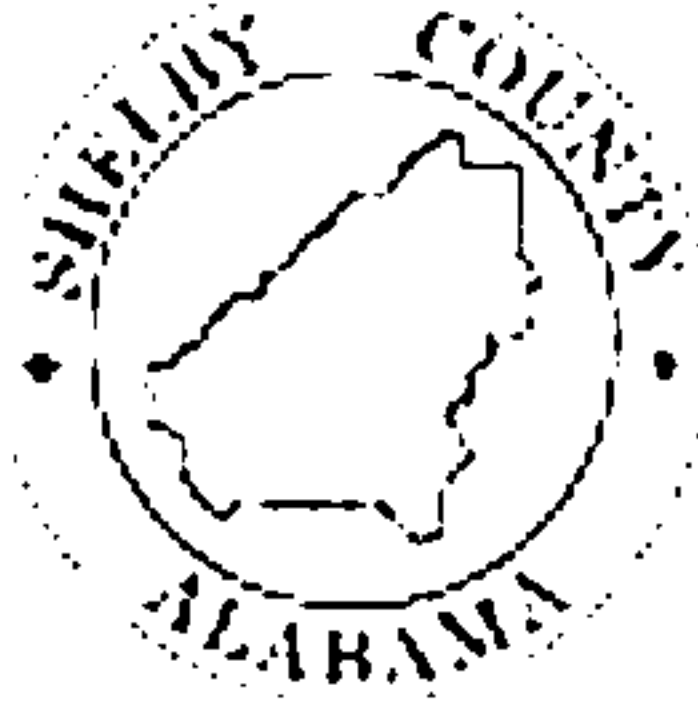
Given under my hand and official seal this **30th day of November, 2023**.



Notary Public

My Commission Expires:





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2023 09:23:09 AM
\$102.50 PAYGE
20231204000348520

Allen S. Beal

Real Estate Sales Validation Form

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

Grantor's Name Jacqueline T. Imbusch
Mailing Address 4540 Magnolia Dr.
Birmingham, AL. 35242

Grantee's Name Ottis Harold Youngblood, III
Mailing Address 612 Narrows Point Way
Birmingham, AL 35242

Property Address 612 Narrows Point Way
Birmingham, AL 35242

Date of Sale November 30, 2023
Total Purchase Price \$275,500.00
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
- 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: November 30, 2023

Unattested

(verified by)

Print Shannon Anderson
Sign Shannon Anderson
(Grantor/Grantee/ Owner/Agent) circle one