

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Jennifer Voshake
705 Shelby Farms Place
Alabaster, AL 35007



20240103000002370 1/4 \$111.00
Shelby Cnty Judge of Probate, AL
01/03/2024 01:30:31 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Ninety and No/100 Dollars (\$390,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **BGRS Relocation, Inc., a Colorado corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jennifer Voshake** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Subject To:

Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$310,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, forever.

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; that GRANTOR has a good right to sell and convey the said Real Estate; 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.

Shelby County, AL 01/03/2024
State of Alabama
Deed Tax: \$80.00



20240103000002370 2/4 \$111.00
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IN WITNESS WHEREOF, BGRS Relocation Inc., a corporation, has caused this instrument to be executed by Cory Wilhelmi its duly authorized agent and its corporate seal of said corporation to be hereunto affixed and attested by Kelly Sachwitz, its duly authorized agent this 18th day of December 2023.

ATTEST:

BGRS Relocation Inc.

XBY: Kelly Sachwitz
Kelly Sachwitz
Its: Authorized Agent

XBY: Cory Wilhelmi
Cory Wilhelmi
Its: Authorized Agent

✓ THE STATE OF ILLINOIS }
DuPage COUNTY. }

I, the undersigned, Gage M. Militello, a Notary Public, in and for said State Illinois, hereby certify that Kelly Sachwitz, and Cory Wilhelmi, Authorized Agents of BGRS Relocation Inc., a Colorado Corporation, 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 conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 18th day of December, 2023.



✓ Gage M. Militello
Notary Public

FOR RECORDING ONLY

MR-BG-8614631
This instrument was prepared by:
Joan M. Brady Attorney
449 Taft Avenue
Glen Ellyn, IL 60137

LEGAL DESCRIPTION



20240103000002370 3/4 \$111.00
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Lot 30, according to the Amended Plat Shelby Farms Subdivision, as recorded in Map Book 46,
Page 5, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name BGRS Relocation, Inc

Grantee's Name Jennifer Voshake

Mailing Address 16260 N. 71st St., Ste 200
Scottsdale, AZ 85254

Mailing Address 705 Shelby Farms Place
Alabaster, AL 35007

Property Address 705 Shelby Farms Place
Alabaster, AL 35007

Date of Sale December 28, 2023

Total Purchase Price \$ 390,000.00

or

Actual Value \$

or

Assessor's Market Value \$



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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
☐ Deed

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 _____

Print Clayton T. Sweeney, Agent

Unattested

(verified by)

Sign By:

(Grantor/Grantee/Owner/Agent) circle one