

This document prepared by:
John A. Gant
Law Office of John A. Gant, P.C.
200 Office Park Dr., Suite 210
Birmingham, AL 35223

Send tax notice to:
Home Division Trust
505 20th St. N.
Suite 1220 1206
Birmingham, AL 35203

NO TITLE SEARCH PERFORMED. THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE TITLE ON THIS PROPERTY, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT. THE LEGAL DESCRIPTION OF THIS PROPERTY WAS PROVIDED BY THE GRANTEE AND/OR GRANTOR.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, STAN B. LEVINE, JR., a married person and MARYNELL LEVINE, a married person (herein referred to as GRANTORS) do grant, bargain, sell, and convey unto HOME DIVISION TRUST (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

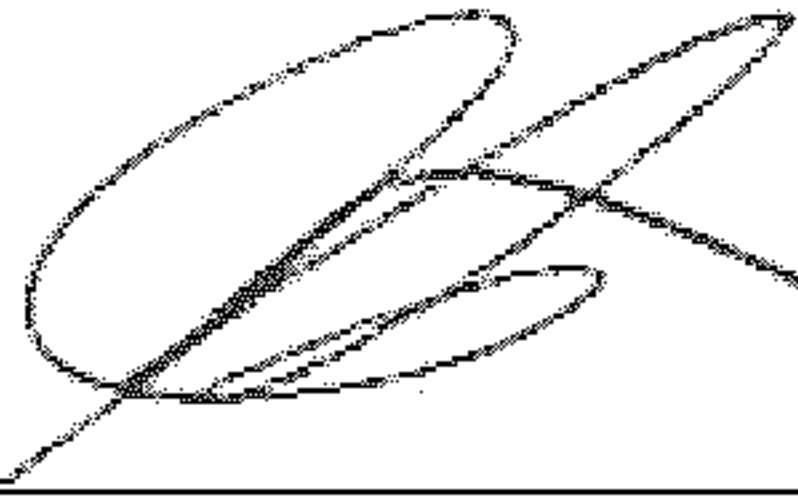
Lot 210, according to the Final Plat of High Ridge Village, Phase 5, as recorded in Map Book 29, page 132, in the Probate Office of Shelby County, Alabama.

Property address: 240 High Ridge Dr., Pelham, AL 35124

The subject property does not constitute the homestead of the Grantors or their respective spouses.

To have and to hold said Grantee forever.

Dated this 14 day of April, 2024.



STAN B. LEVINE, JR.

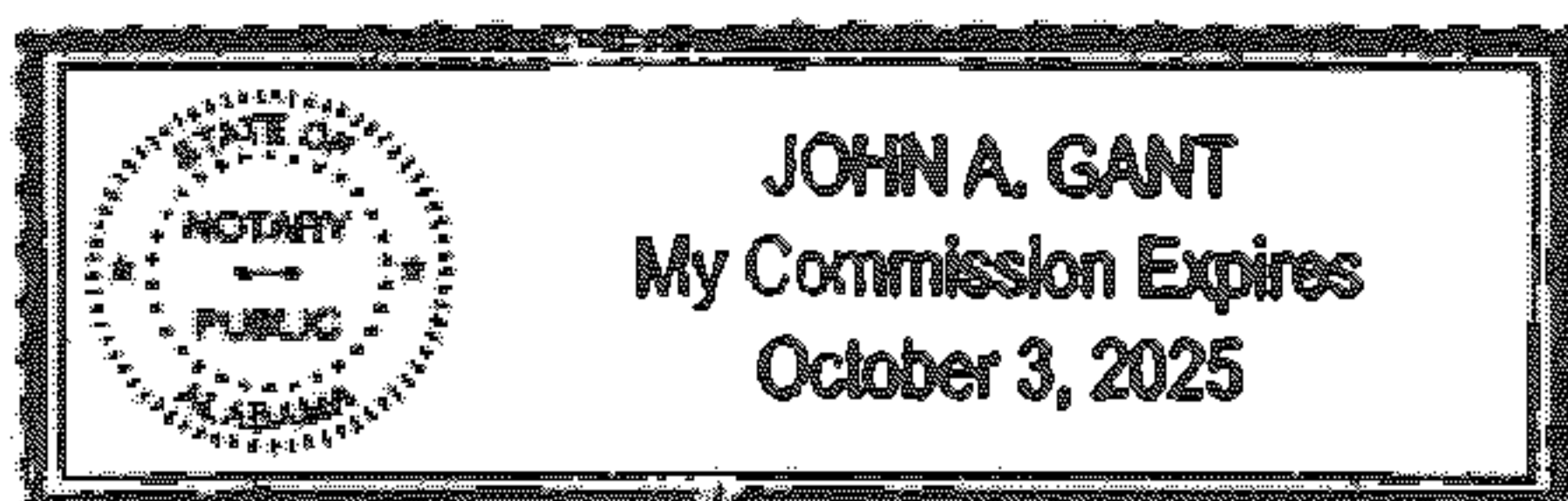
STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STAN B. LEVINE, JR., 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of April, 2024.



NOTARY PUBLIC:
My Commission Expires:



Dated this 1st day of April, 2024.

Marynell Levine
MARYNELL LEVINE

STATE OF ALABAMA)

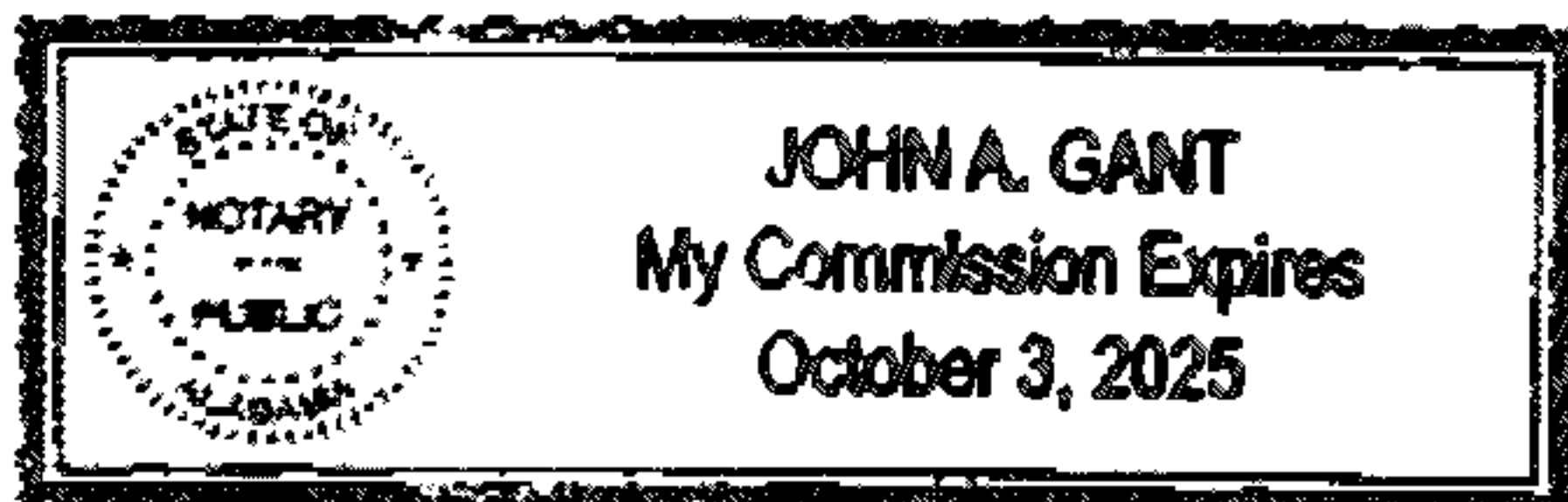
Jefferson COUNTY)

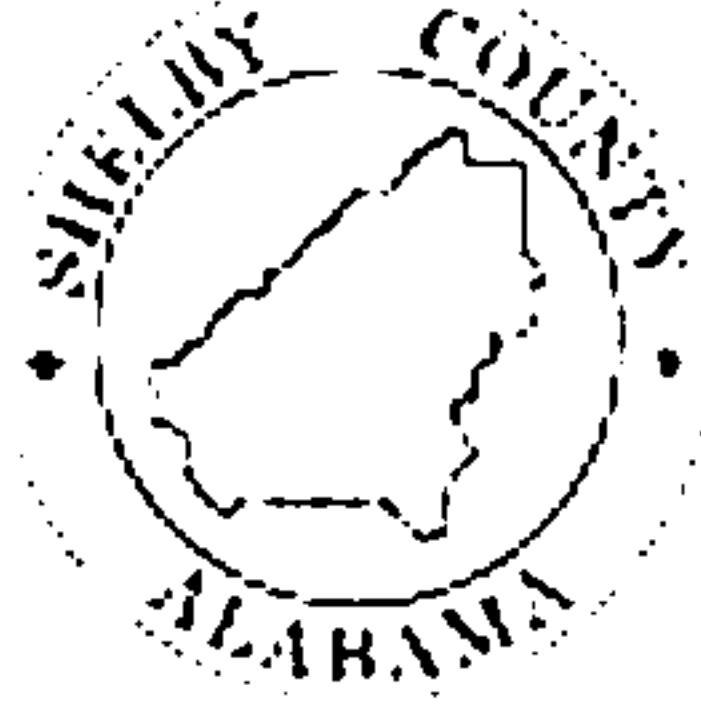
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARYNELL LEVINE, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of April, 2024.

John A. Gant
NOTARY PUBLIC:

My Commission Expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/03/2024 08:17:35 AM
 \$245.50 BRITTANI
 20240403000091130

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	<u>Stan Levine & Marynell Levine</u>	Grantee's Name	<u>Home Division Trust</u>
Mailing Address	<u>505 20th St. N., Ste. 1220 1206</u> <u>Birmingham, AL 35203</u>	Mailing Address	<u>505 20th St. N., Ste. 1220 1206</u> <u>Birmingham, AL 35203</u>
Property Address	<u>240 High Ridge Dr.</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>4/1/2024</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>214,500.00</u>

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☒ Other - Tax Commissioner's records.

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 4/1/2024

Print John A. Gant

Sign

John A. Gant
 (Owner / Agent) circle one