

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
2820 Columbiana Road, Ste 100
Birmingham, AL 35216

SEND TAX NOTICE TO:
SPORTS NUTS COLLECTIBLES, LLC
937 6th Ave SW
Alabama AL 35007

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Seventy Two Thousand and 00/100 Dollars (\$72,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, CARLA J. TIDMORE, as Personal Representative of the Estate of ROBBIE CARTER STATHAM, deceased (SHELBY County, Alabama Probate Case #PR-2023-000402), (herein referred to as "Grantor"), do grant, bargain, sell, and convey unto SPORTS NUTS COLLECTIBLES, LLC (herein referred to as "Grantee"), all of its right, title, and interest in the following described real estate, situated in JEFFERSON County, Alabama, to wit:

LOT 9, AND THE NORTH 2 OF LOT 8, BLOCK 2, NICKERSON AND SCOTT SURVEY AS SHOWN ON MAP BOOK 3, PAGE 34, IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA, SITUATED IN THE SE 1/4 OF THE SE 1/4 , SECTION 35, TOWNSHIP 20, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And I/we do for ourselves and for my/our heirs, executors, and administrators covenant with the said Grantee, and its assigns, that I/we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and its assigns forever, against the lawful claims of all persons.

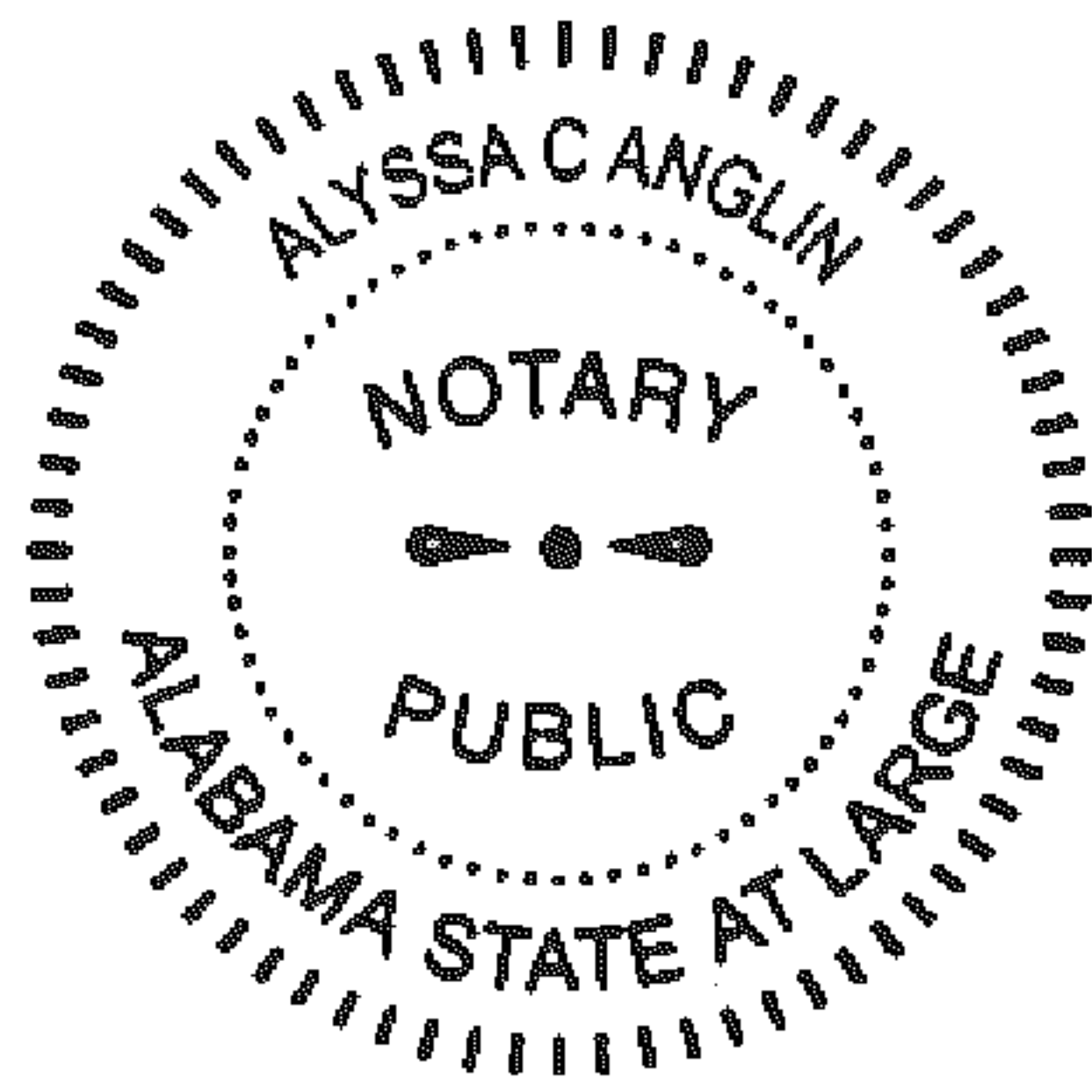
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 10th day of MAY, 2024.

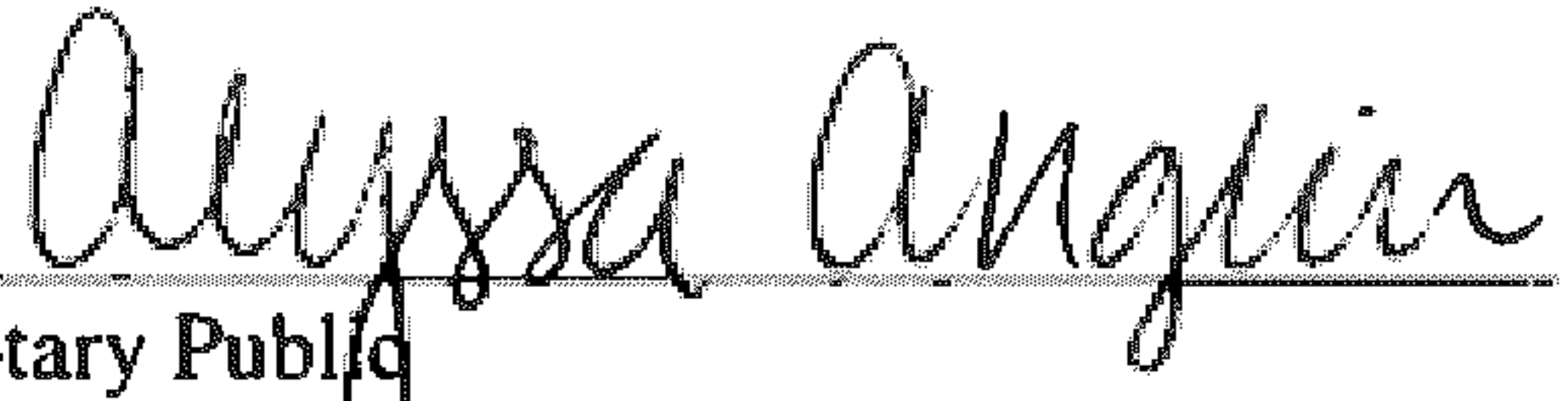

 CARLA J. TIDMORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBBIE CARTER STATHAM, DECEASED (SHELBY COUNTY, ALABAMA PROBATE CASE # PR-2023-000402) *Personal Representative*

STATE OF ALABAMA)
 JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, CARLA J. TIDMORE as PERSONAL REPRESENTATIVE of the Estate of ROBBIE CARTER STATHAM, 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 his capacity as PERSONAL REPRESENTATIVE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of MAY, 2024.




 Notary Public
 My Commission Expires: 6/4/2025

Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF ROBBIE CARTER STATHAM
 Mailing Address c/o George Vaughn
2820 COLUMBIANA ROAD, Suite 100
Vestavia Hills, AL 35216

Grantee's Name SPORTS NUTS COLLECTIBLES LLC
 Mailing Address 933 4TH AVE SW
ALABASTER, AL 35007

Property Address 204 1ST STREET NORTH
ALABASTER, AL 35007

Date of Sale MAY 10, 2024
 Total Purchase Price \$72,000
 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).

Date 5/10/2024

Print George M. Vaughn

Unattested _____
 (verified by)

Sign 
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/15/2024 08:40:28 AM
 \$100.00 CHARITY
 20240515000143120

Allie S. Boyd