

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice To:
Triple Point Properties, L.L.C.
PO Box 36423
Birmingham, AL 35236

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of FOUR HUNDRED NINETY FIVE THOUSAND and 00/100 Dollars (\$495,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, DAVID J. OWENS, a single man, KRISTINA OWENS FAULKNER, a married woman, and TAMARA OWENS BEARDEN, a married woman, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto TRIPLE POINT PROPERTIES, L.L.C., (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

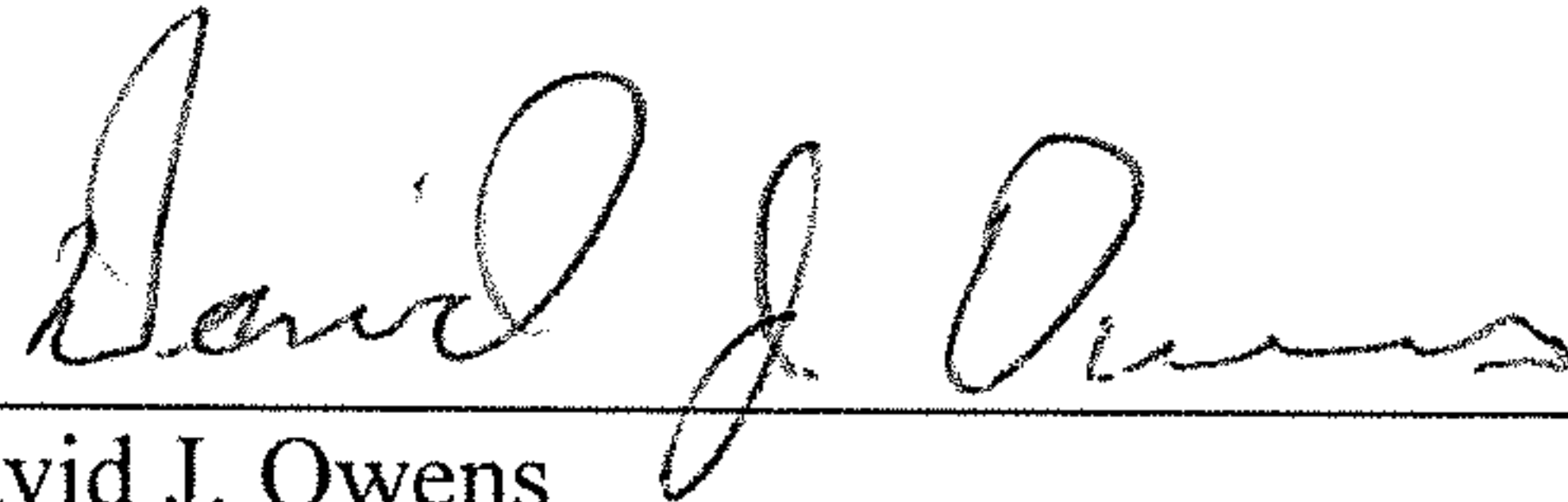
LOT 11 OF OWENS INDUSTRIAL PARK, FIRST ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

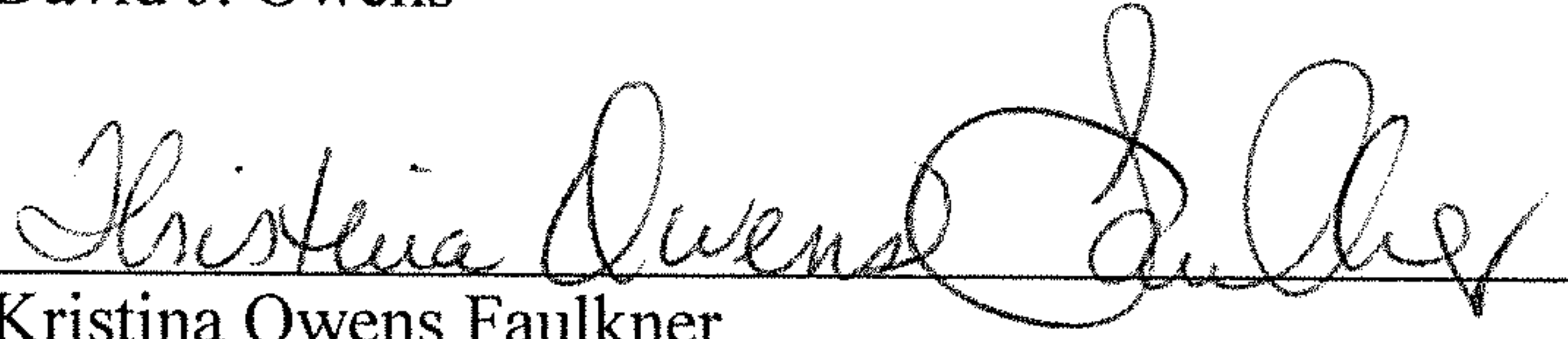
Subject to: (1) Ad valorem taxes due and payable October 1, 2024 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and Use restrictions.


Subject property does not constitute the homestead of Grantors nor that of their Spouses.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, successors and assigns, forever.
And the Grantors do for himself/herself/themselves and for his/her/their successors and assigns covenant with the said Grantee, its heirs, successors and assigns, that he/she/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/she/they have a good right to sell and convey the same as aforesaid; that he/she/they will, and his/her/their successors and assigns shall warrant and defend the same to the said Grantee, its heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 12th day of June, 2024.


David J. Owens

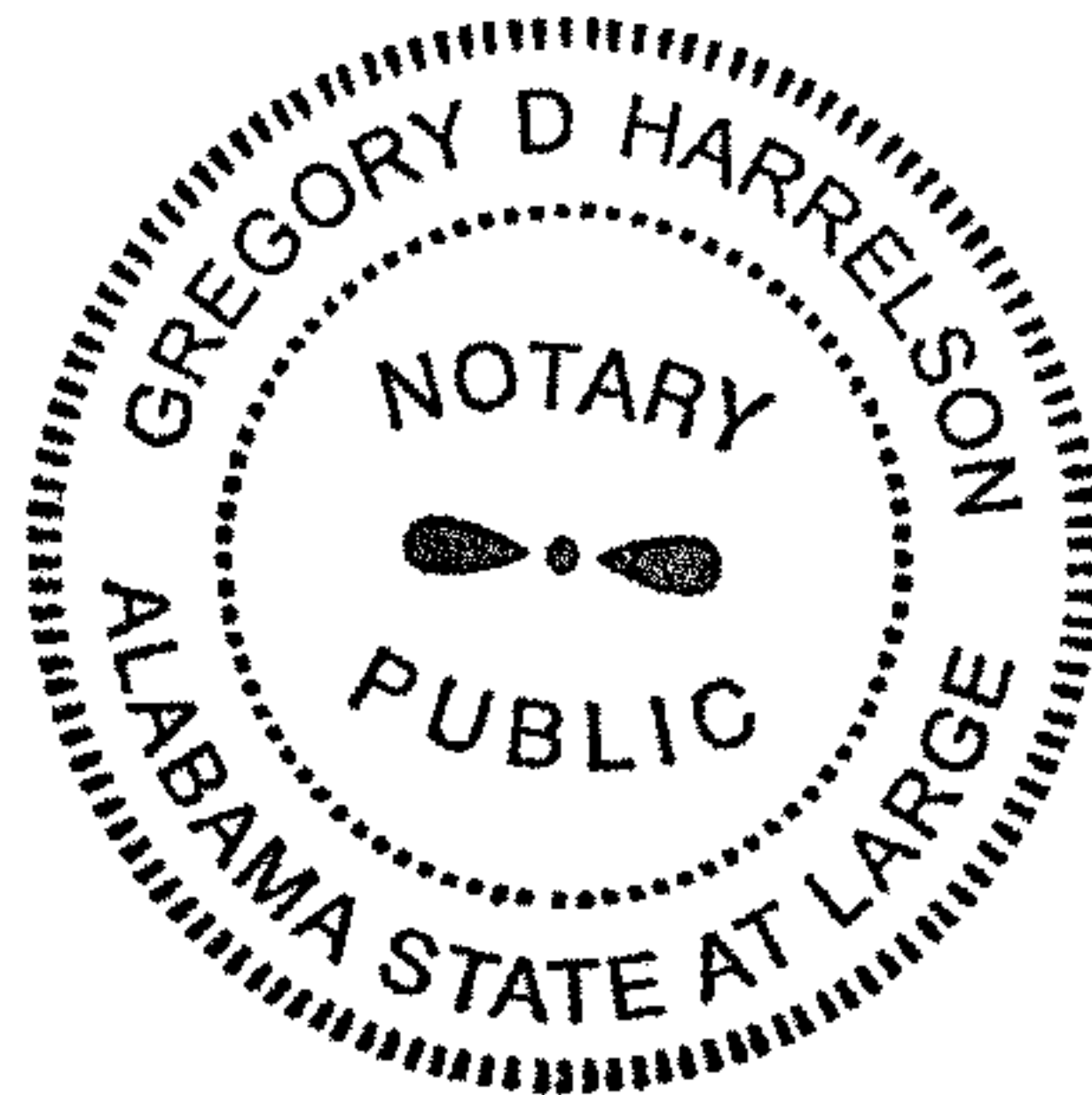

Kristina Owens Faulkner


Tamara Owens Bearden

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David J. Owens, Kristina Owens Faulkner and Tamara Owens Bearden, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of June, 2024.




NOTARY PUBLIC

My Commission Expires 8/21/27

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name David J. Owens et al
 Mailing Address 1704 Russet Woods Lane
Hoover, AL 35244

Grantee's Name Triple Point Properties, LLC
 Mailing Address PO Box 36423
Birmingham, AL 35236

Property Address 108 David Green Road
Birmingham, AL 35244

Date of Sale 06/12/2024
 Total Purchase Price \$ 495,000

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/21/2024 10:11:26 AM
 \$524.00 BRITTANI
 20240621000186020

Ann S. Byrd

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 6/12/24

Print David J Owens

Unattested

Sign David J Owens

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1