

Recordation Requested By/Return to:
ORCHARD STREET SETTLEMENTS LLC
18 ROBBINS STREET
TOMS RIVER, NJ 08753
File No. 24-100251

Send Tax Notices to:
MICHAEL TRUSSELL
1704 HIGH GOLD CIRCLE
HELENA, AL 35080

This Instrument Prepared By:
LYNN BYRD AL Bar No. ASB6789D60L
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

WARRANTY DEED

Executed this 24th day of June, 2024, for good consideration of **Zero and 00/100 Dollars (\$0.00)**, I (we) **CAHABA BUILDING GROUP, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** whose mailing address is 1704 HIGH GOLD CIRCLE, HELENA, AL 35080, hereby bargain, deed and convey to **MICHAEL A. TRUSSELL, MARRIED** whose mailing address is 1704 HIGH GOLD CIRCLE, HELENA, AL 35080, the following described land in SHELBY County, State of Alabama, free and clear with **WARRANTY COVENANTS**, to wit:

Lot 11, according to the Survey of Dearing Downs, 11th Addition, as recorded in Map Book 15, Page 90, in the Probate Office of Shelby County, Alabama.

APN: 13 6 23 3 000 082.084

Property Address: 1704 HIGH GOLD CIRCLE, HELENA, AL 35080

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said **GRANTEES**, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 24th day of June, 2024.

CAHABA BUILDING GROUP, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

By: *Michael A. Trussell*
Name: Michael A. Trussell
Title: President

State of Alabama)
County of Shelby)

I, Adina AB Israel, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Michael A. Trussell, whose name as President (title) of **CAHABA BUILDING GROUP, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, a corporation/limited liability company/national association/company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **CAHABA BUILDING GROUP, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** on the same day bears date.

Given under my hand (and official seal of office) this 24th day of June, 2024.

Adina AB Israel
Notary Public
My commission expires: November 2, 2024

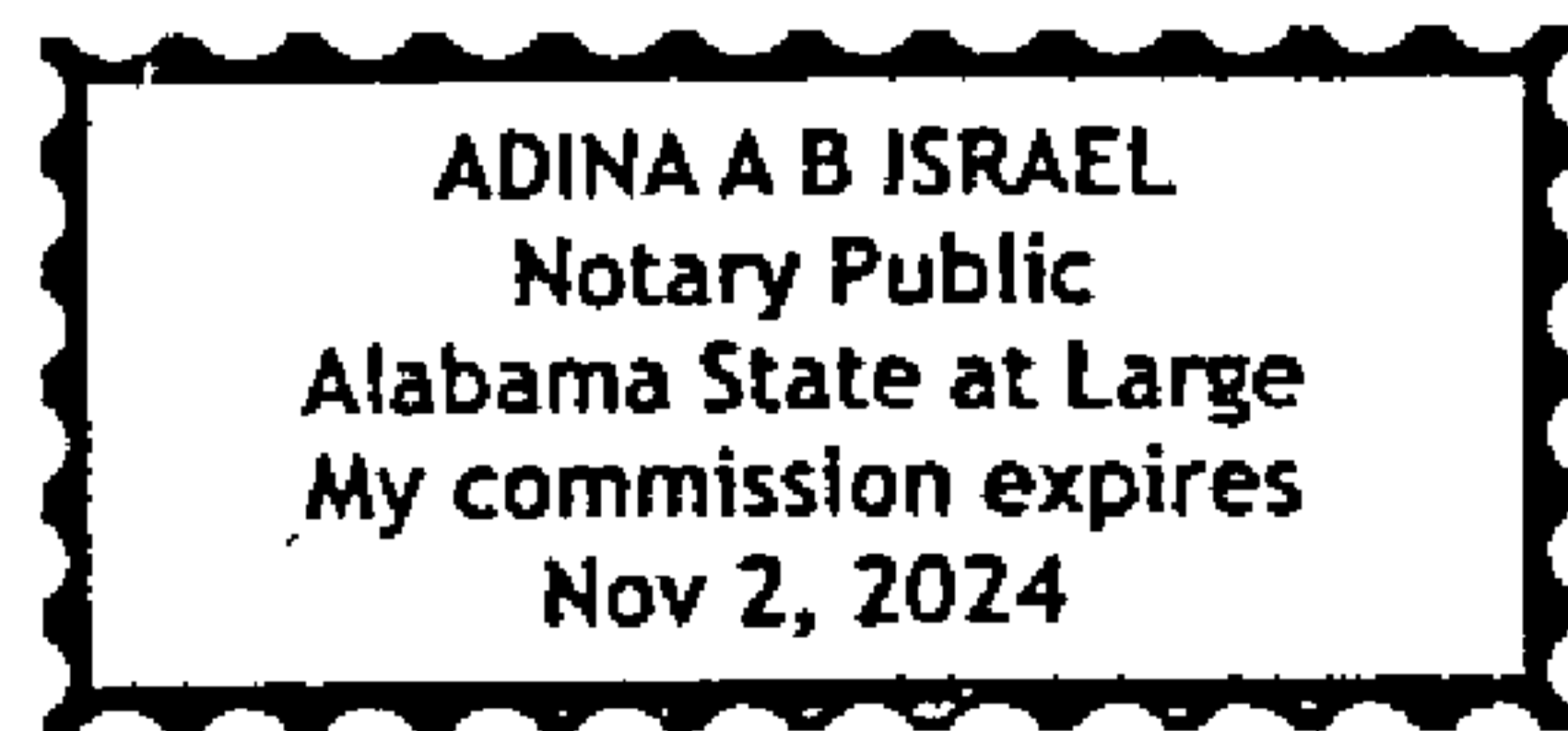


EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Shelby, STATE OF AL, AND IS DESCRIBED AS FOLLOWS:

The following described property in the County of Shelby, State of Alabama, to-wit:

Lot 11, according to the Survey of Dearing Downs, 11th Addition, as recorded in Map Book 15, Page 90, in the Probate Office of Shelby County, Alabama.

Parcel ID: 13 6 23 3 000 082.084

Commonly known as 1704 High Gold Circle, Helena, AL 35080
However, by showing this address no additional coverage is provided

Being and intending to be the same property conveyed from **Kimberly Jordan Smith, a single woman** to **Cahaba Building Group, LLC, an Alabama Limited Liability Company** by Deed, on **August 9, 2023**
Recorded In in the land records of the county of **Shelby, state of AL**

Real Estate Sales Validation Form

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

Grantor's Name Michael Andrew Trussell
Mailing Address Jessica Trussell
1704 High Gold Cir
Helena, Alabama 35080

Grantee's Name Michael Andrew Trussell
Mailing Address Jessica Trussell
1704 High Gold Cir
Helena, Al. 35080

Property Address 1704 High Gold Cir
Helena, Al. 35080

Date of Sale 06/24/2024
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ \$254,200

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/08/2024 08:53:26 AM
\$285.50 PAYGE
20240708000203940



Alvin S. Boyd

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 Website - Shelby County Real Property Search

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 June 24, 2024

Print Michael Andrew Trussell Jessica Trussell

Unattested

[Signature]
(verified by)

Sign *[Signature]* *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one