

Document Prepared by:

Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:

Cayden F. Sue and Bailey B. Sue

*3709 Woodbine Way
Birmingham, AL 35242*

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of THREE HUNDRED FORTY THOUSAND AND 00/100 (\$340,000.00), and other good and valuable consideration in hand paid to Ashley Nicholson, a married woman conveying property that is not her homestead nor that of her spouse, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Cayden F. Sue and Bailey B. Sue, as Co-Trustees under The Cayden and Bailey Sue Revocable Trust dated June 11, 2024 (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 75, according to the Survey of Meadow Brook, 12" Sector, as recorded in Map Book 9, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama.


Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$323,000.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), his/her/their heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

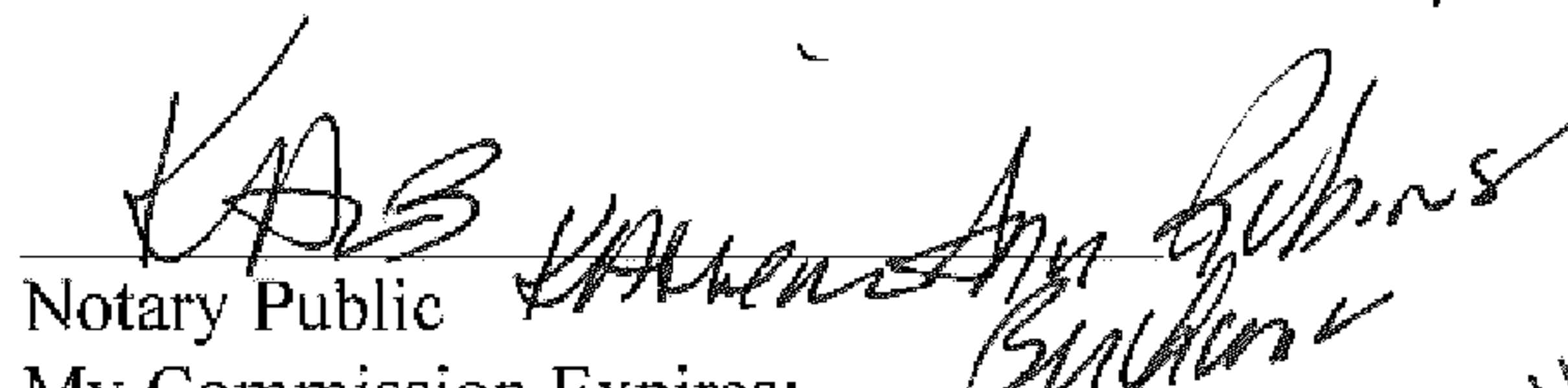
IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 1st day of July, 2024.

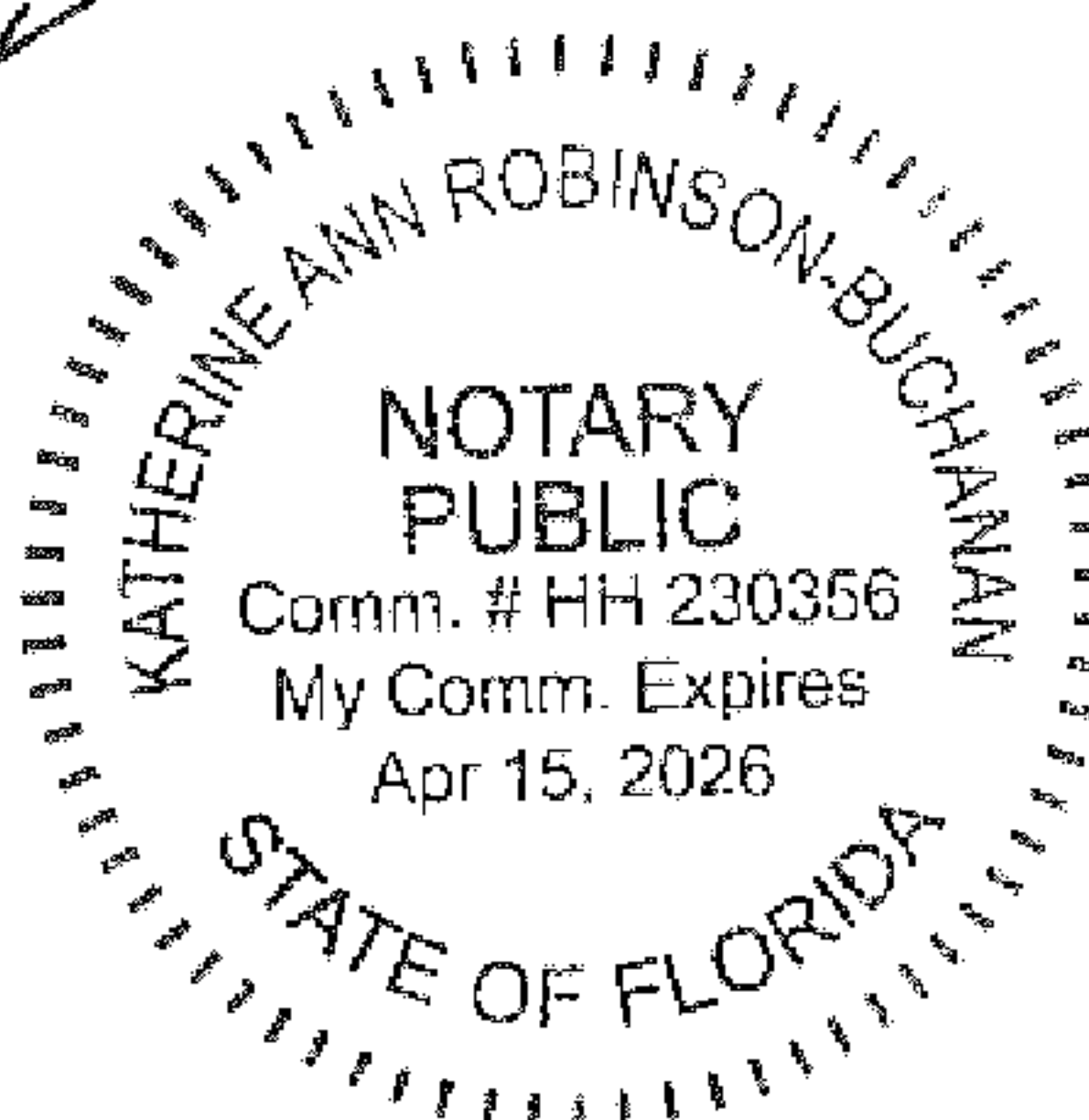

Ashley Nicholson

STATE OF Florida
COUNTY OF San Francisco

I, the undersigned Notary Public in and for said County and State, hereby certify that Ashley Nicholson whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of June 2024.


Notary Public
My Commission Expires: 4/15/2026



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

Grantor's Name Ashley Nicholson
 Mailing Address 5632 East Bay Boulevard
Gulf Breeze, FL 32563

Grantee's Name Cayden F. Sue and Bailey B. Sue, Co-
Trustees of The Cayden and Bailey Sue
Revocable Trust dated June 11, 2024

Mailing Address 3709 Woodbine Way
Birmingham, AL 35242

Property Address 3709 Woodbine Way
Birmingham, AL 35242



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/09/2024 02:23:24 PM
 \$46.00 PAYGE
 20240709000207500

Date of Sale July 1, 2024
 Total Purchase Price \$340,000.00

Or
 Actual Value \$

Or
 Assessor's Market Value \$

Allen 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

☐ Appraisal
☐ 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 7/1/24

Print Jeff Morris

☒ Unattested

[Signature]
 Agent