

**This instrument prepared by:**  
R. Timothy Estes, Esq.  
Raymond Capital, LLC.  
4226 Marden Way  
Vestavia, Alabama 35242

**Send Tax Notice To:**  
Woodbridge Opportunity Fund, Inc.  
1380 E. Jefferson Avenue  
Detroit, MI. 48207

## WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of the sum of **Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I/we,

**Cathy A. Prellwitz, an unmarried woman**, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto

**Woodbridge Opportunity Fund, Inc.** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 21, Block 4, according to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82, int the Probate Office of Shelby County, Alabama.**

**PIN: 13-1-11-1-004-016.000**


Mineral and mining rights excepted. Subject to: All easements, current taxes, covenants, conditions, restrictions and rights of way of record.

\$0.00 (zero) of the above purchase price was paid from the proceeds of a mortgage loan.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, improvements, hereditaments and appurtenances thereto belonging or in any way appertaining in fee simple unto the said GRANTEE, its successors and assigns, forever.

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

**IN WITNESS WHEREOF**, the said GRANTOR, has hereunto set her signature and seal, this the 19th day of July 2024.

  
Cathy A. Prellwitz

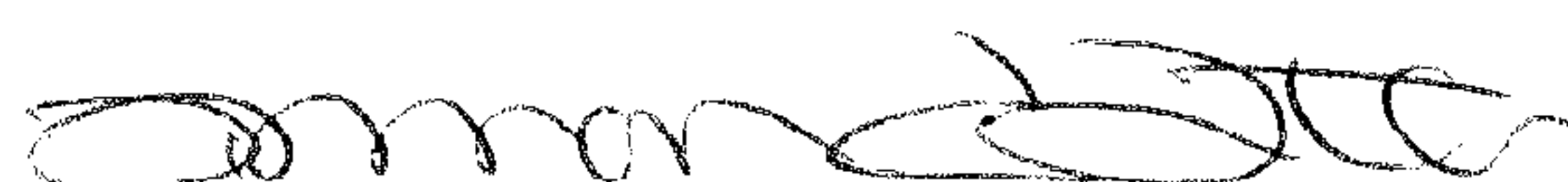
STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cathy A. Prellwitz, 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 19th day of July 2024.



  
Notary Public -  
My Commission Expires: *July 11, 2027*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/22/2024 03:50:29 PM  
\$265.00 LAURA  
20240722000224510

*Alvin S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name: Cathy A. Prellwitz

Grantee's Name: Woodbridge Opportunity Fund, Inc.

Mailing Address: 546 Strider Way  
Kimberly, AL. 35091

Mailing Address: 1380 E Jefferson Ave.,  
Detroit, MI. 48207

Property Address: 608 Valleyview Drive  
Pelham, AL. 35124

Date of Sale: July 19, 2024

Total Purchase Price: \$240,000.00

OR Actual Value: \$ \_\_\_\_\_

OR 1/2 Assessor's Value: \$ \_\_\_\_\_

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 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

Date: 7/19/24

Print Name: Cathy A. Prellwitz

Signature: *Cathy A. Prellwitz*

Grantor    Grantee    Owner    Agent

Unattested \_\_\_\_\_  
(Verified by)