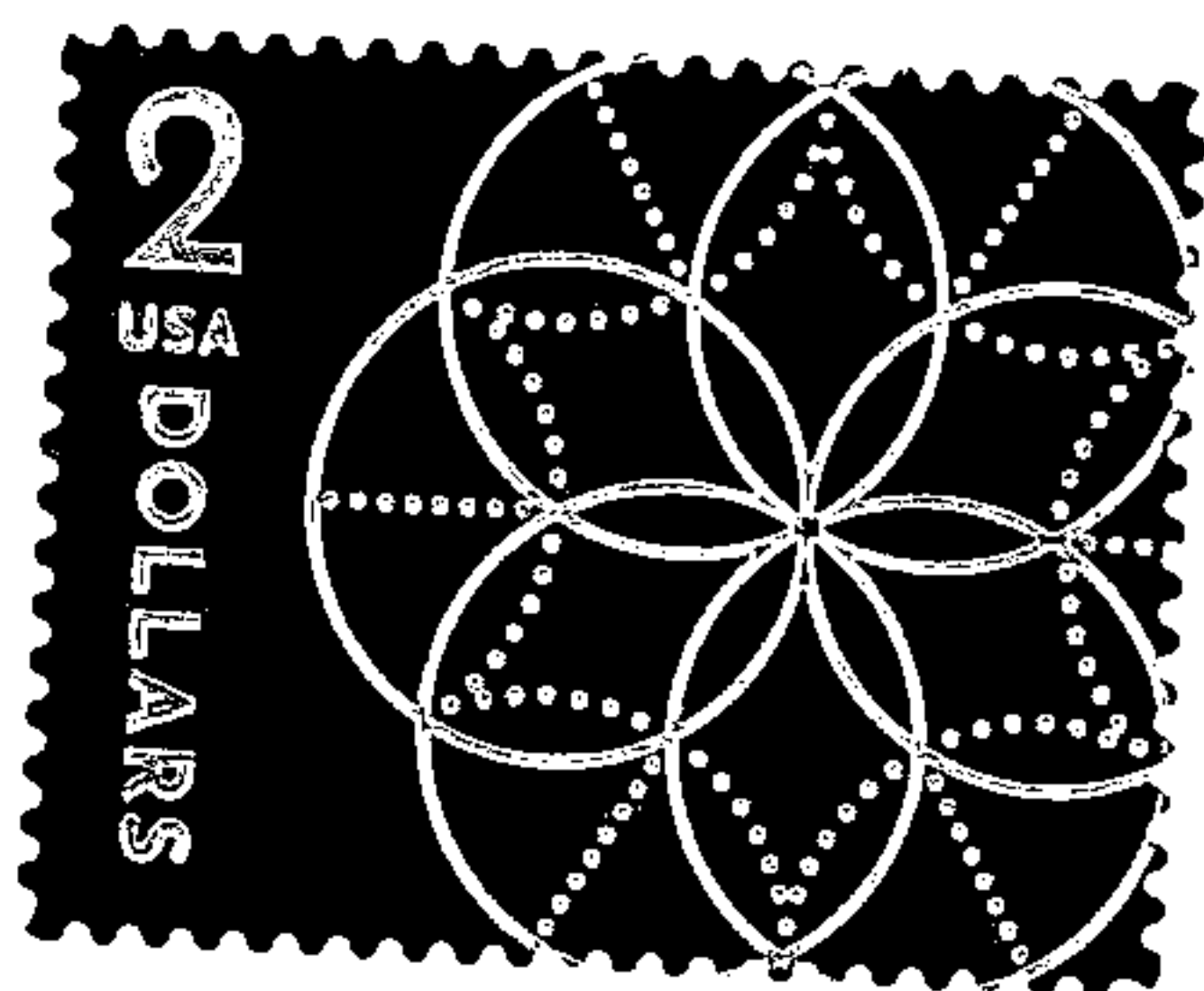


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Shelby Cnty Judge of Probate, AL
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PREPARED BY:
PATRICK HARLAND SUTTON, Grantor
LEAH M. BURNS SUTTON, Grantor
c/o 4997 HEATHER POINT
BIRMINGHAM, ALABAMA [35242]

AFTER RECORDING RETURN TO:
LIONSHIELD PRIVATE FAMILY MORTGAGE TRUST, Grantee
c/o Montclair Road three nine zero zero Unit#130004
USMOI, Floor 1
Birmingham, ALABAMA [35213-9998]

“WARRANTY/GRANTOR DEED”

This WARRANTY/GRANTOR DEED (“grant”), dated July 19, 2024, is made by PATRICK HARLAND SUTTON, LEAH M. BURNS SUTTON (“Grantor”) to the LIONSHIELD PRIVATE FAMILY MORTGAGE TRUST (the “Grantee”)

For and in consideration of the total sum of TEN dollars (\$10.00) and no other good and valuable consideration. Grantor hereby grants unto the Grantee all the land, together with any improvements thereon and herein described as follows:

Full legal description: LOT 1, BLOCK 1, ACCORDING TO THE PLAT OF HEATHER POINT (THE SECOND ADDITION TO KERRY DOWNS), A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 10, PAGE 87, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA. according to the map or plat thereof recorded as the WARRANTY DEED recorded number 20040808000404570 for the Map and Plat records of Shelby County, Alabama.

PARCEL ID#: 10-1-02-0-006-001.000 otherwise known as: 4997 Heather Point, Birmingham, Alabama, 35242

This Grant, made freely and without reservation, inures to the Grantee, the Grantee’s heirs, executors, administrators, successors and assigns for ever.

Grantor does hereby waive and release to the Grantee all rights, including but not limited to, of dower, curtesy, homestead, community property, and all other right, title and interest in and to the property described in this Grant.

Grantee may have and hold “Lot 1, Block 1, according to the plat of Heather Point (the second addition to Kerry Downs), a subdivision of Inverness...” described supra with all the rights and appurtenances therefore, for grantee, for ever.

Grantor guarantees to the Grantee that the title to the land and the building thereon is fully valid and fully presented to the best of the Grantor’s ability and knowledge. The Grantor confirms possession of the following described property: "LOT.1, BLOCK 1, ACCORDING TO THE PLAT OF HEATHER POINT (THE SECOND ADDITION TO KERRY DOWNS), A SUBDIVISION OF..." described supra with all the rights and appurtenances therefore, for grantee, for ever

Grantor hereby fully conveys the property described above, along with all associated rights and claims, to the LIONSHEILD PRIVATE FAMILY MORTGAGE TRUST as of January 1, 2023. This conveyance includes all assets listed in Schedule A, together with all rights and appurtenances thereto, to the benefit of the Grantee, in perpetuity, for ever.

ACCEPTANCE OF TRUST By: Patrick Harland Sutton TEE
FOR: LIONSHIELD PRIVATE FAMILY MORTGAGE TRUST

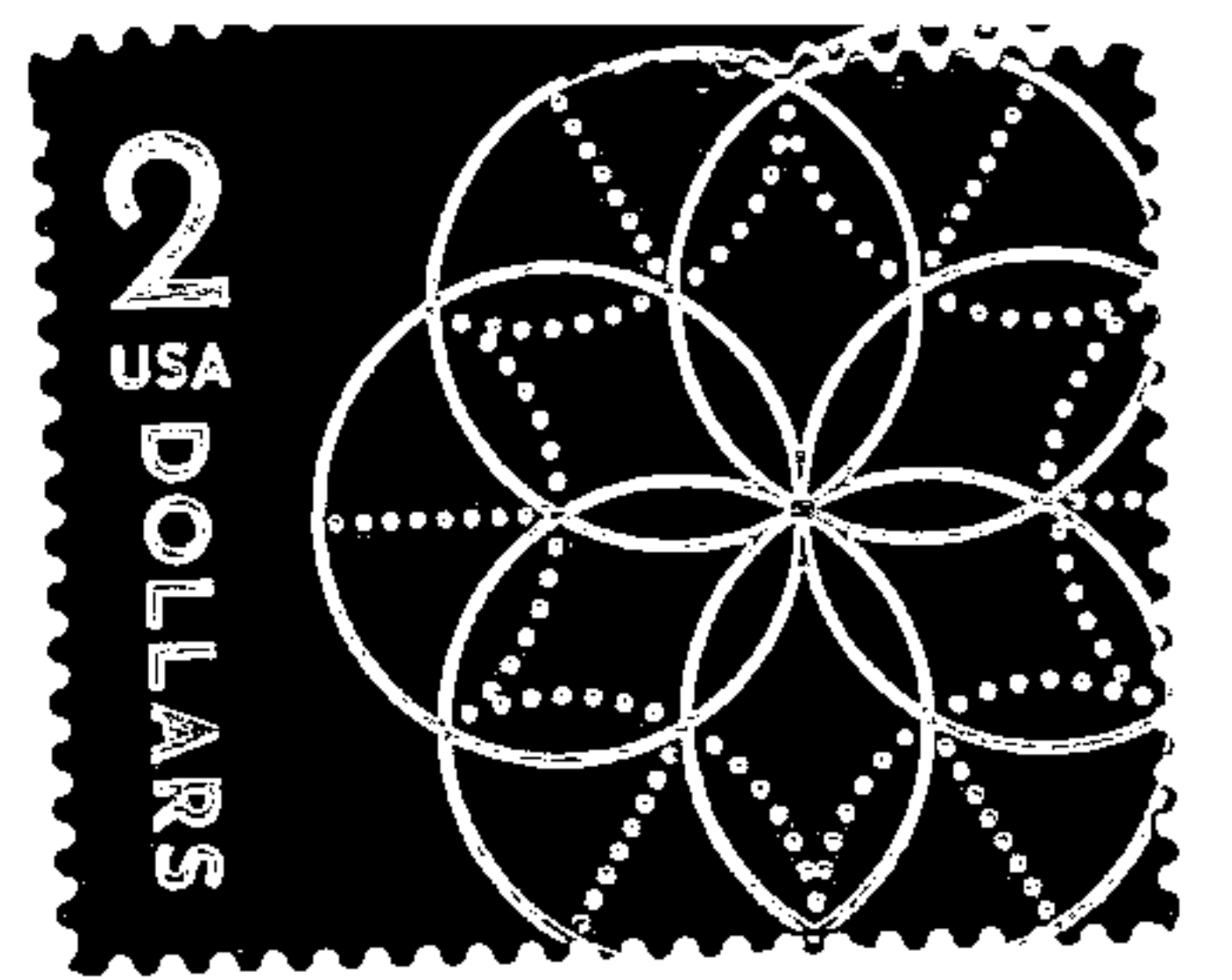
GRANTOR OF TRUST By: [Signature] July 19, 2024
FOR: PATRICK HARLAND SUTTON DATE

GRANTOR OF TRUST By: Leah M Burns Sutton July 19, 2024
FOR: LEAH M. BURNS SUTTON DATE

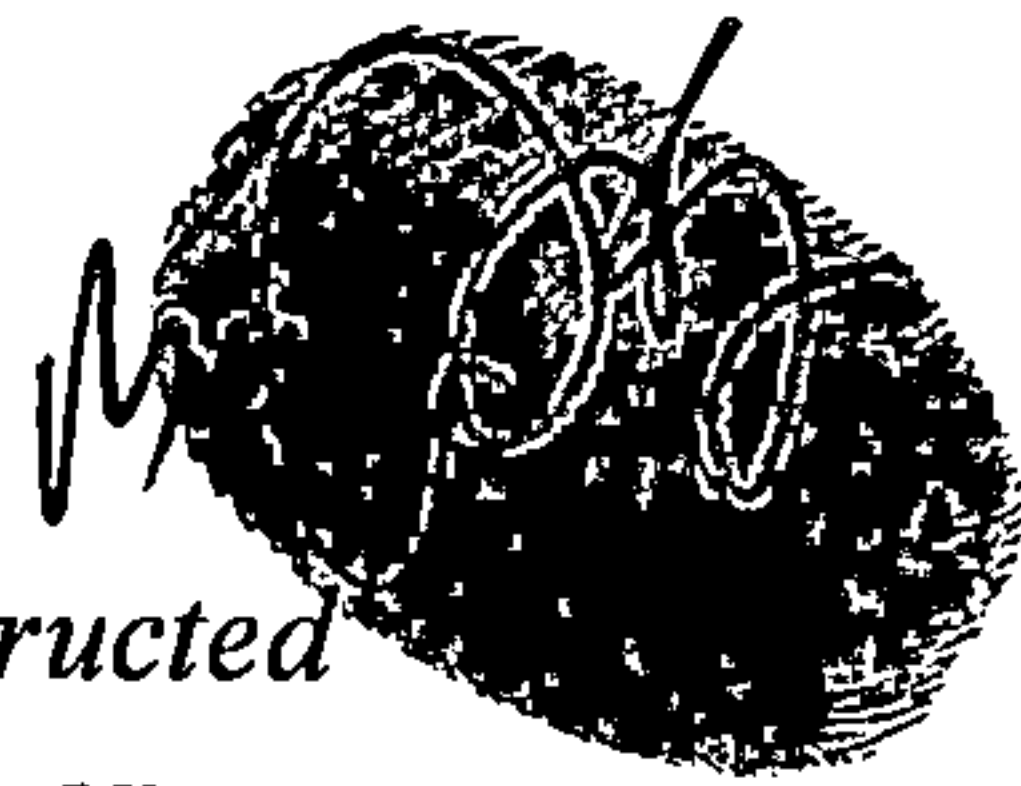
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NOTARY AND WITNESS PAGE



Notice: Use of Notary is for identification purposes only and shall not be constructed against Declarant as adhesion, indicia, or submission to any foreign, domestic, or municipal jurisdiction or public venue.

STATE OF ALABAMA)
) JURAT
COUNTY OF SHELBY)

Before me the undersigned, a Notary acting within and for the County of Shelby and the State of Alabama,

On this 22ND day of July, 2024, personally appeared and known to me-OR-proved to me on the basis of satisfactory evidence to be the man, the woman, whose name is subscribed to the within instrument, to be the identical man found, living, alive, well and without incapacities, to be the identical woman found, living, alive, well and without incapacities. PATRICK HARLAND SUTTON, LEAH M. BURNS SUTTON, who being duly sworn, declared the above to be true, correct and not meant to mis-lead, to the best of theirs firsthand knowledge, understanding and belief, by their free will and voluntary act and deed by placing their signature on the foregoing document, executed the within instrument.

Witness Signature: Marisa B. Morel Witness Signature: Scott Pylant
Print Name: Marisa B. Morel Print Name: Scott Pylant

Given under my hand and seal this: 22ND day of July, 2024

Notary Signature John Robin Mason
Notary Printed Name John Robin MASON

My Commission Expires: _____

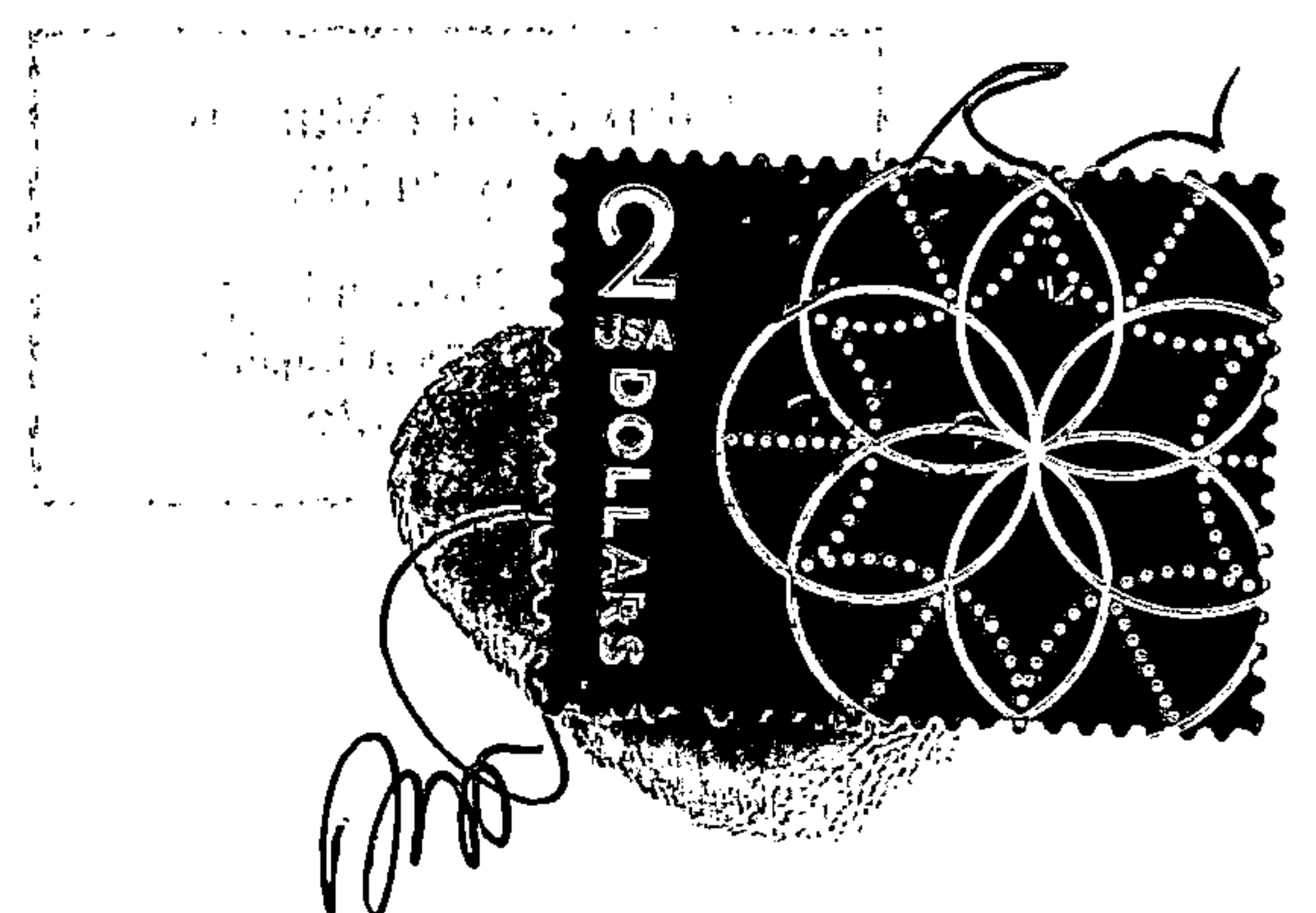
My Commission Expires
June 1, 2025

John Robin Mason
Notary Public
Alabama State at Large
My Commission Expires
June 1, 2025



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Shelby County, Alabama
Probate Court



Real Estate Sales Validation Form

20240722000224580 5/5 \$934.00
Shelby Cnty Judge of Probate, AL
07/22/2024 04:32:53 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).

Grantor's Name Patrick & Leah Sutton
Mailing Address 404997 Heather Point
Birmingham, AL 35242

Grantee's Name Hamshoff Private Family Trust
Mailing Address Northchase Road Three Nine Zero Zero
Unit 13004 West Floor 1
Birmingham, AL 35213-9987

Property Address 4997 Heather Point
Birmingham, Alabama 35242

Date of Sale 11/1/2023

Total Purchase Price \$ 10.00

or

Actual Value \$

or

Assessor's Market Value \$ 900,000

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 July 19th 2024

Print Patrick Hamshoff Sutton

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1