

This Instrument Prepared By:
Kyle England, Esq. #5936-N872
SPAETH & DOYLE LLP
501 S. Cherry Street, Suite 700
Glendale, CO 80246

STATUTORY WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Twenty-Two Thousand And No/100 DOLLARS (\$322,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof, is hereby acknowledged. We, **FKH TRS K LLC, a Delaware limited liability company** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Sarah Grace Young, a married woman**, (herein referred to as GRANTEES), their heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 22, ACCORDING TO THE FINAL PLAT OF FOREST RIDGE, AS RECORDED IN MAP BOOK 31, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 116 Timber Ridge Drive, Alabaster, AL 35007
APN/Parcel ID: 23 7 25 4 002 022.000

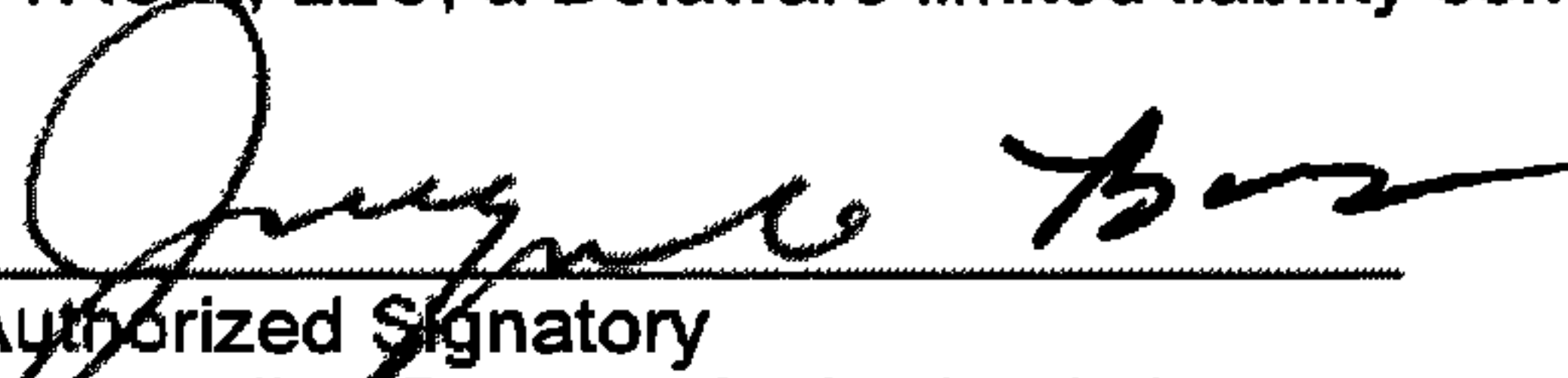
This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEES, their heirs and assigns FOREVER.

\$316,167.00 of the above mentioned purchase price was paid for from the mortgage loans which closed simultaneously herewith

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 18th day of July, 2024.


FKH TRS K, LLC, a Delaware limited liability company

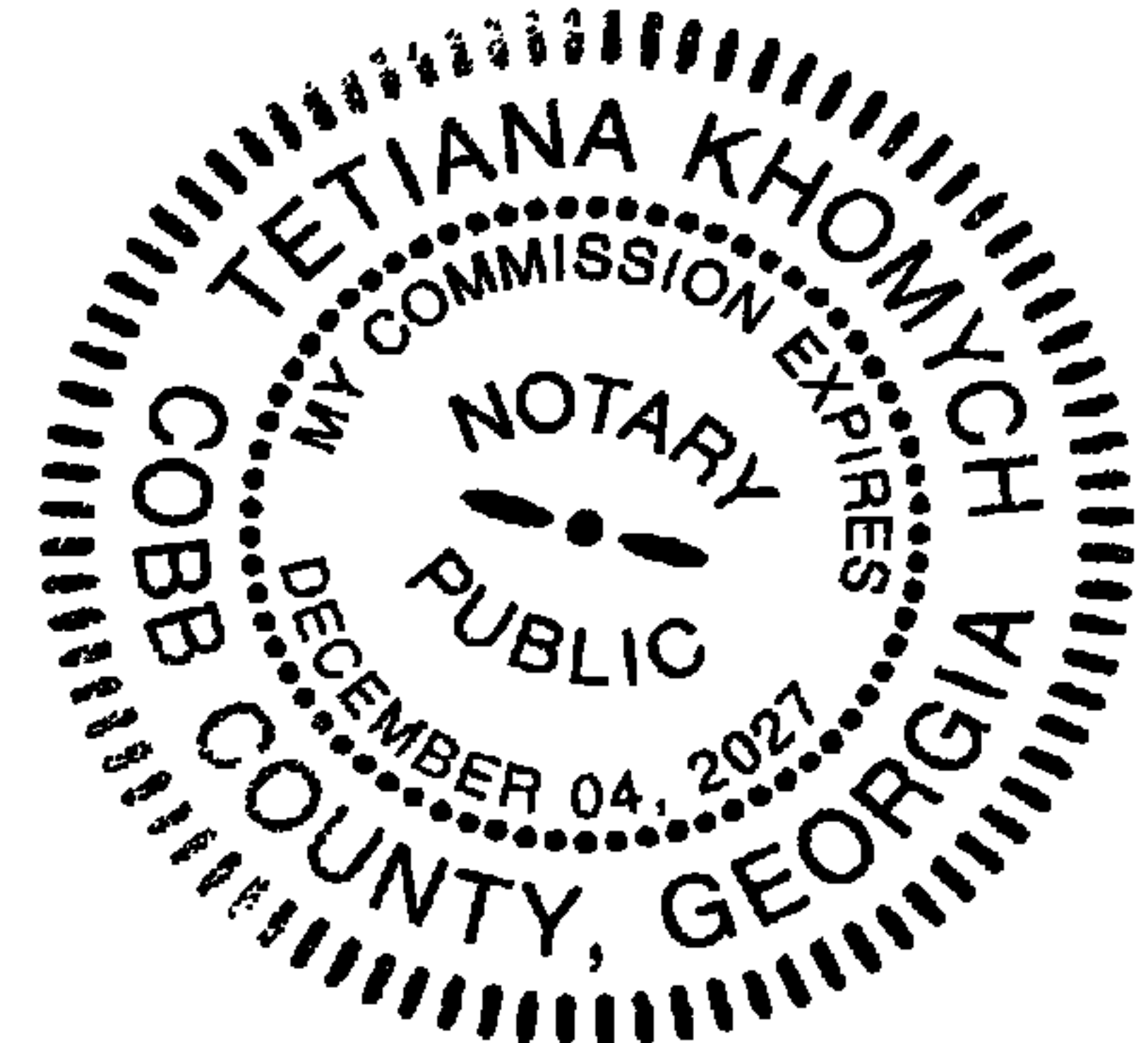
BY: 
Authorized Signatory
By: Jacqueline Barnes, Authorized signor

STATE OF Georgia

COUNTY OF Cobb

On this 18th day of July, 2024, before me, the undersigned notary public, personally appeared Jacqueline Barnes as Authorized Signatory for FKH TRS K LLC, a Delaware limited liability company, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.


Notary Public
My Commission Expires: 12/04/2027
Personally Known X OR Produced Identification _____
Type of Identification Produced _____



Grantor's Address: 1850 Parkway Pl SE Ste 900, Marietta, GA 30067
Grantee's Address: 116 Timber Ridge Drive, Alabaster, AL 35007
Property Address: 116 Timber Ridge Drive, Alabaster, AL 35007

REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: FKH TRS K LLC, a Delaware limited liability company

Grantee's Name: Sarah Young and Kenneth Young

Mailing Address: 1850 Parkway PI SE Ste 900
Marietta, GA 30067Mailing Address: 116 Timber Ridge Drive
Alabaster, AL 35007Property Address: 116 Timber Ridge Drive
Alabaster, AL 35007

Date of Sale: July 23, 2024

Total Purchase Price: \$322,000.00

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☐ Appraisal☒ Sales Contract☐ 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: 7/18/2024

Print: By: Jacqueline Barnes, Authorized signor

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/19/2024 08:35:37 AM
 \$34.00 JOANN
 20240819000257010

Form RT-1

Alli S. Bayl