

This Instrument was Prepared By and Return To:
Seesaw Homes LLC 500 Westover Dr #33097
Sanford, NC 27330

AFFIDAVIT AND MEMORANDUM OF PURCHASE AND SALE AGREEMENT

87 Hawthorn Dr Calera AL 35040

APN# 352032001014000 Shelby County

Legal Description: BEG N ROW SOUTHERN RR & W/L NW 1/4 NE210 N420 SW210 S420 TO POB.

Trish Ledford, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

That a contract for the Purchase and Sale of real property located at **87 Hawthorn Dr Calera AL 35040** and further was executed by and between Seesaw Homes LLC ("Buyer") and **Kenneth George Jr** ("Seller") on the **08/13/2024**

2. That any interested party may contact Eran Sivan at Seesaw Homes LLC 500 Westover Dr #33097 Sanford, NC 27330 (206) 960-2948
3. That all prospective purchasers should beware, Buyer has an equitable interest in the herein described real property.
4. Further Affiant sayeth not.

Witness my hand this 15th day of August, 2024.

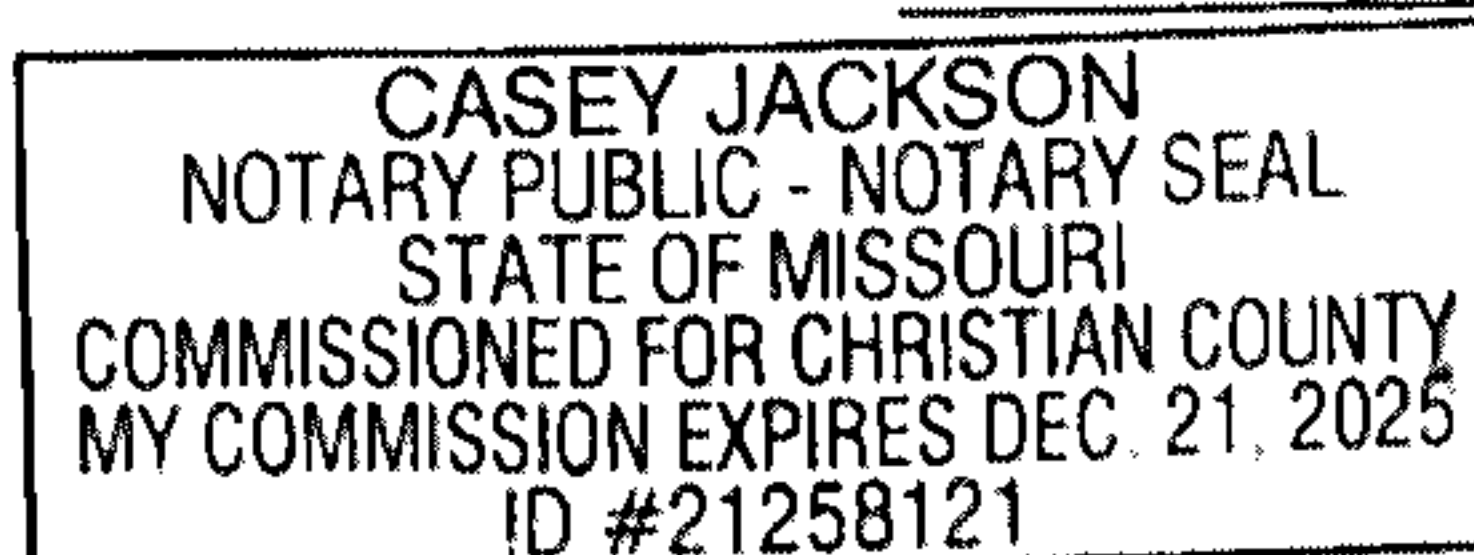
Trish Ledford
Affiant

STATE OF Missouri

COUNTY OF Christian

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRISH Ledford, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of his/her own knowledge and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 11:55^{AM} this 15th day of August, 2024.



Casey Jackson
Notary Public
My Commission Expires: 12/21/25

Real Estate Sales Validation Form

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

Grantor's Name Kenneth George Jr
Mailing Address 87 Hawthorn Dr
Calera, AL 35040

Grantee's Name Seesaw Homes, LLC
Mailing Address 500 Westover Dr
#33097
Sanford, NC 27330

Property Address 87 Hawthorn Dr
Calera, AL 35040

Date of Sale 9/30/24
Total Purchase Price \$ 45,001



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2024 08:40:23 AM
\$25.00 JOANN
20240819000257030

or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed *Allen S. Byrd* 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 08/16/2024
Unattested

Print Trish Ledford
Sign *Trish Ledford*
(Grantor/Grantee/Owner/Agent) circle one

dotloop verified
08/16/24 10:11 PM CDT
EAMV-4YTO-UU9G-XI2Z