



20240822000263170 1/4 \$43.50
Shelby Cnty Judge of Probate, AL
08/22/2024 11:41:55 AM FILED/CERT

WARRANTY DEED

TITLED NOT EXAMINED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars (\$100.00) and other goods and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, Liberty Hill, LLC an Alabama Limited Liability Company (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Ricky Dale Junkins (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the NW ¼ of SE ¼ of Section 12, Township 21 South, Range 3 West, described as beginning on the south side of Birmingham-Montgomery Highway 128 feet southeast from where said Highway crosses west line of said ¼ -1/4 section and run southerly along John A. Fulton land 100 feet to north right of way line of L & N Railroad; thence southeast along said right of way 340 feet; thence northwesterly along south side of highway 357 feet to point of beginning: Excepting highway right of way. Situated in Shelby County, Alabama.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/22/2024
State of Alabama
Deed Tax: \$12.50



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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand and seal on this the
21 day of August 2024.

Grantee
Shon Lee, Owner and President
of Liberty Hill, LLC

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Chris Rossetti-Carter, a Notary Public in and for said County in said State, hereby certify that
Shon Lee 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 this instrument, he, as such officer and with full authority, executed the
same voluntarily.

Given under my hand and official seal this the 21 day of August, 2024.

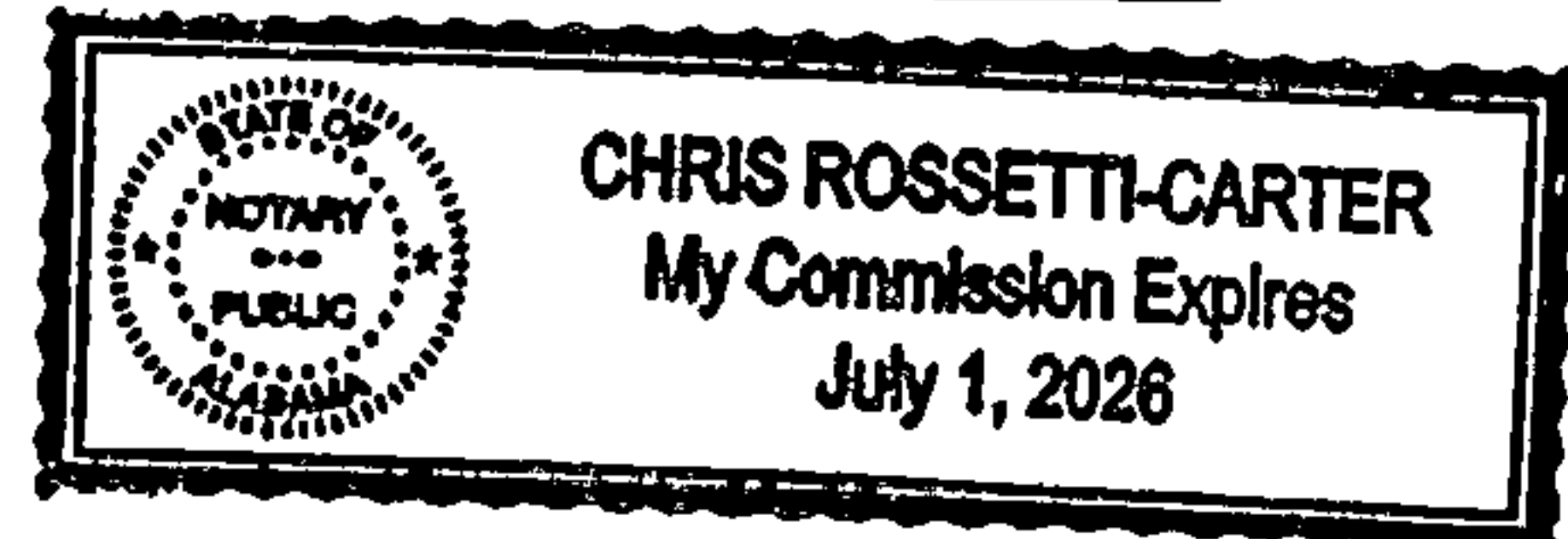
Prepared By
Joni Medaris

230 Benda Rd.

Pelham AL 35124

Notary Public

My Commission Expires: _____



STATE OF ALABAMA)
COUNTY OF SHELBY)

20240822000263170 3/4 \$43.50
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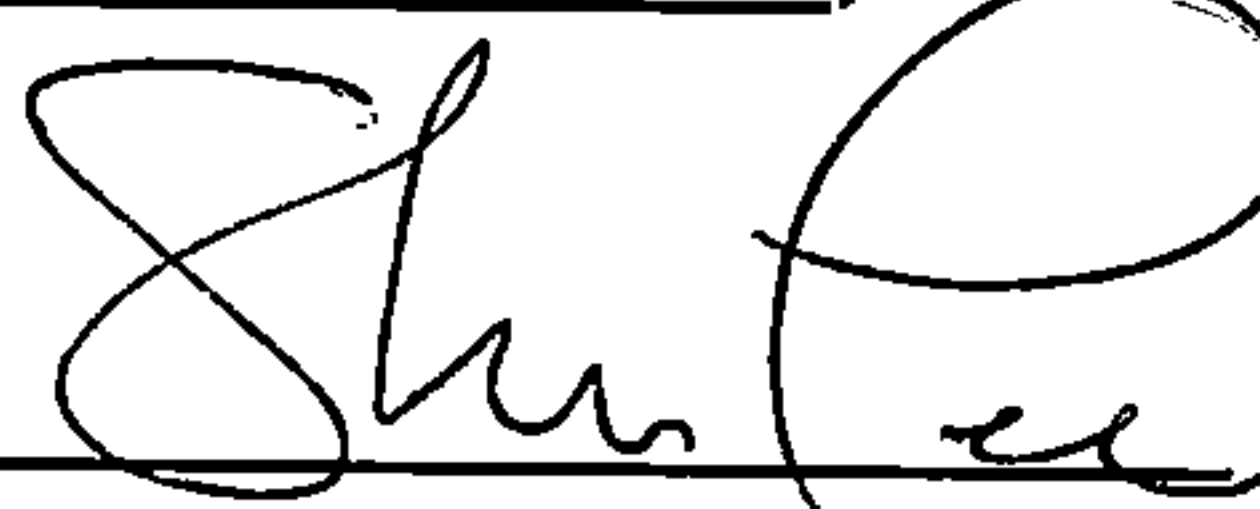
AFFIDAVIT

Comes now the undersigned, Shon Lee, Owner and President of Liberty Hill, LLC and after being duly sworn and deposed says as follows:

SP "That I am Shon ^{Lee} Hill, Owner and President of Liberty Hill, LLC. I am not in any litigation; I have no judgments or any liens against the property being deeded to Ricky Dale Junkins. I know of nothing that would lead to any encumbrances on this Liberty Hill, LLC property being transferred to Ricky Dale Junkins".

Further the Deponent saith not.

Signed this 21 day of August, 2024.



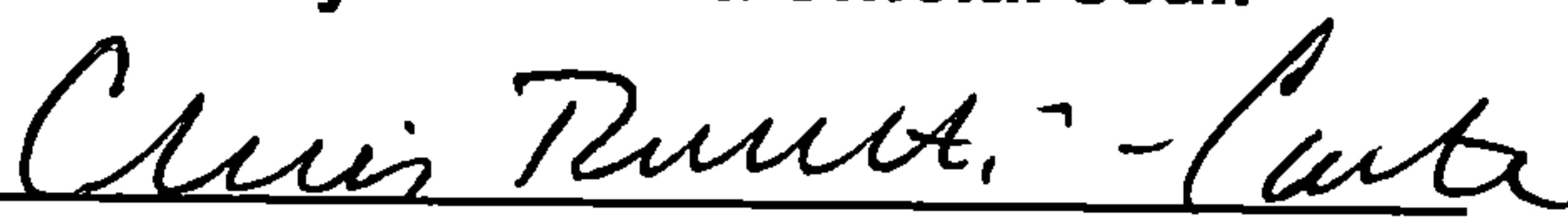
Shon Lee
Owner and President of
Liberty Hill, LLC

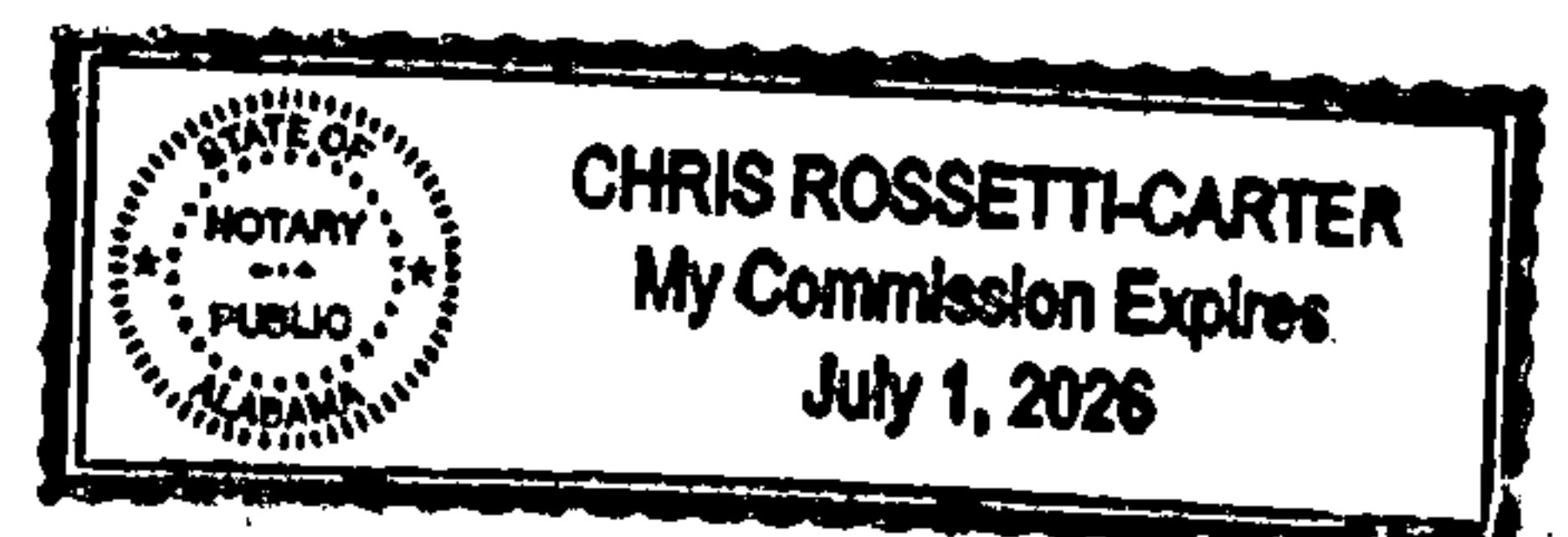
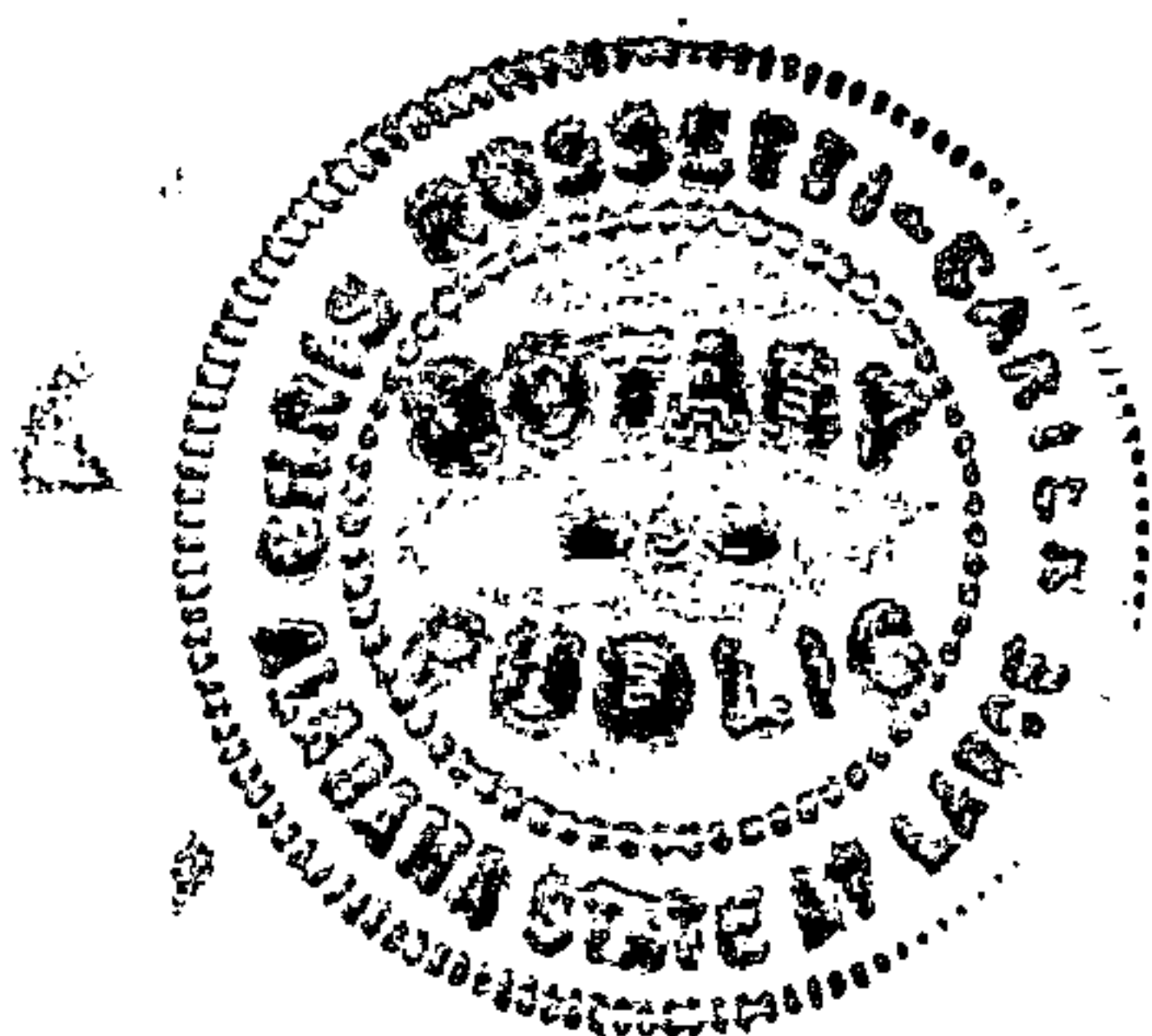
STATE OF ALABAMA)
COUNTY OF SHELBY)

NOTARY STATEMENT

SP On this 21 day of August, 2024, before me, Chris Rossetti-Carter the undersigned officer, personally appeared Shon Hill as Owner and President of Liberty Hill, LLC known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public
Commission Exp: _____



Real Estate Sales Validation Form

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

Grantor's Name L. DEATH Hill
Mailing Address 7133 Timbermill Ln.
Montgomery AL
36117

Grantee's Name Rick Junkins
Mailing Address 1314 Old Hwy 31
Alabama AL
35007

Property Address VACANT

Date of Sale 8-21-24
Total Purchase Price \$ 35000.00

or
Actual Value \$

or
Assessor's Market Value \$ 12,190

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 any.

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 _____

Print Rick Junkins

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

