

This instrument was prepared by:
Jonathan M. Arnold
7150 Cahaba Valley Road
Suite 201
Birmingham, Alabama 35242

Send Tax Notice To:
1334 Scout Trace
Hoover, Alabama 35244

GENERAL WARRANTY DEED
NO TITLE EXAMINATION

STATE OF ALABAMA)
SHELBY COUNTY)



20240904000275510 1/3 \$264.00
Shelby Cnty Judge of Probate, AL
09/04/2024 01:31:59 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN and no/100 DOLLARS (\$10.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned **Brandy Saia, as Personal Representative of the Estate of Brenda Street Parker, Case No. PR-2024-000110**, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto **Horizon Builds, LLC, an Alabama limited liability company**, (herein referred to as GRANTEE, whether one or more) in fee simple, together with every contingent remainder and right of reversion, all of the right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

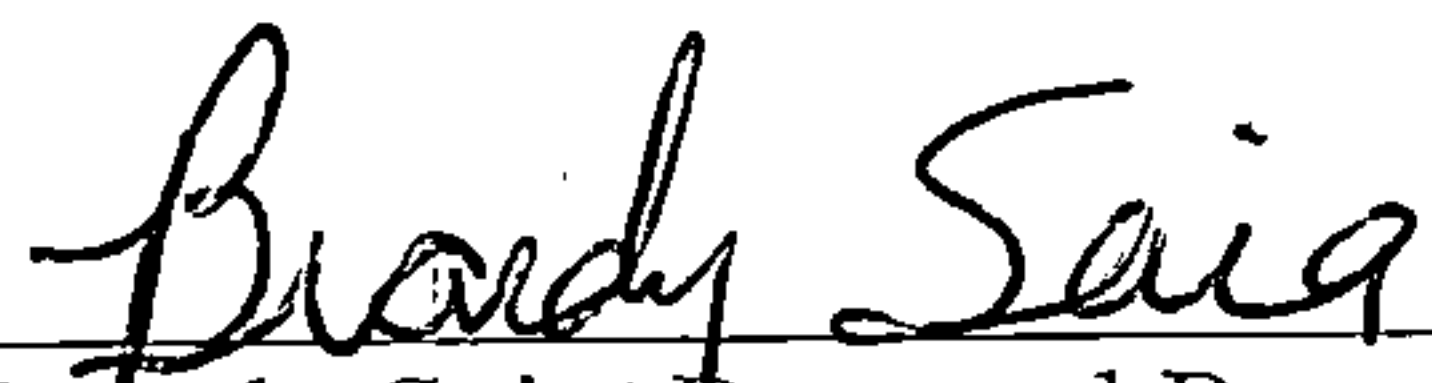
From the Northeast corner of the NE ¼ of the SE ¼ of Section 22, Township 19 South, Range 2 West run Southerly along the East Boundary line of said ¼-¼ Section for 225.0 feet to the point of beginning of the land herein described; thence turn an angle of 91 degrees 18 ½ minutes to the right and run Westerly 235.0 feet to a point on the arc of a 40.0 foot radius circle; thence turn an angle of 64 degrees 20 ½ minutes to the left for the chord of this described segment of arc of the above said circle, said chord being 34.64 feet in length; thence run along the arc of the above described segment of circle for 35.83 feet; thence from the above described chord turn an angle of 25 degrees 39 ½ minutes to the left and run Southerly 118.78 feet; thence turn an angle of 84 degrees 18 minutes to the left and run Southeasterly 255.25 feet, more or less, to a point on the East Boundary line of said ¼-¼ Section; thence run Northerly along the East boundary line of said ¼-¼ Section 175.0 feet to the point of beginning. This land being a part of the NE ¼ of the SE ¼ of Section 22, Township 19, Range 2 West and being .899 acres, more or less as recorded in Shelby County Alabama PID 10-5-22-0-002-071.001 Office of the Judge of Probate of Shelby County, Alabama.

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. The above described property is not the homestead of GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE in fee simple, and to the heirs and assigns of such survivor forever, together with contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 noted 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, their heirs and assigns forever, against the lawful claims of all person.

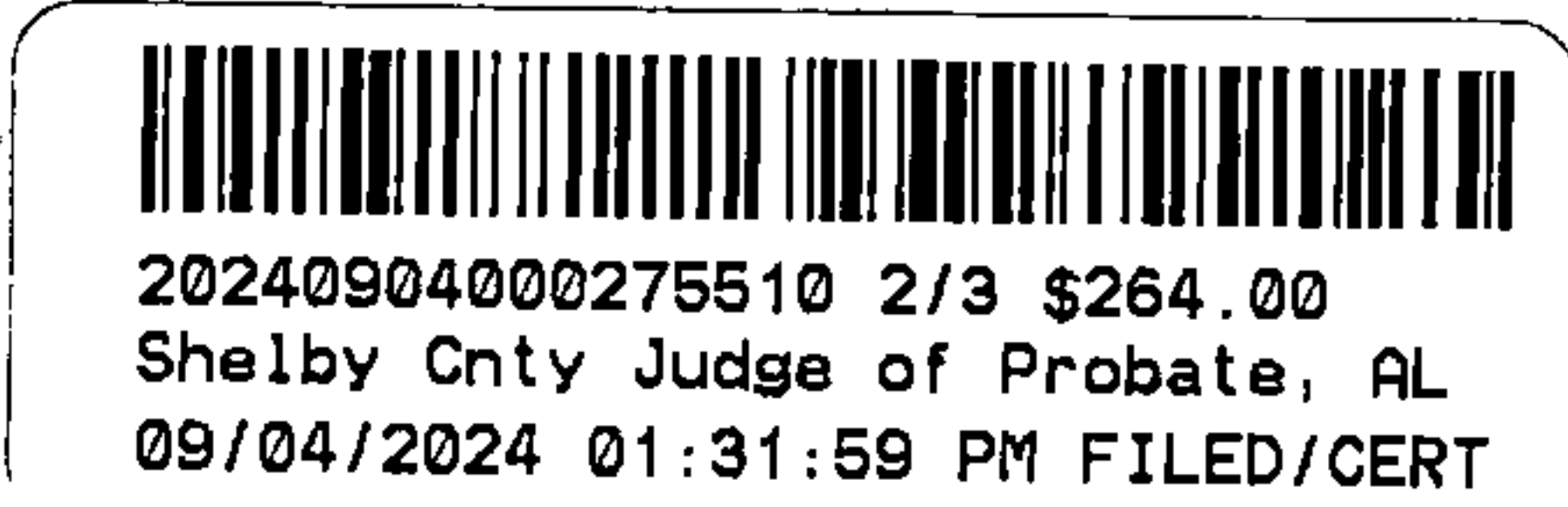
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this the 26 day of August, 2024.


Brandy Saia, Personal Representative
of the Estate of Brenda Street Parker

Shelby County, AL 09/04/2024
State of Alabama
Deed Tax: \$236.00

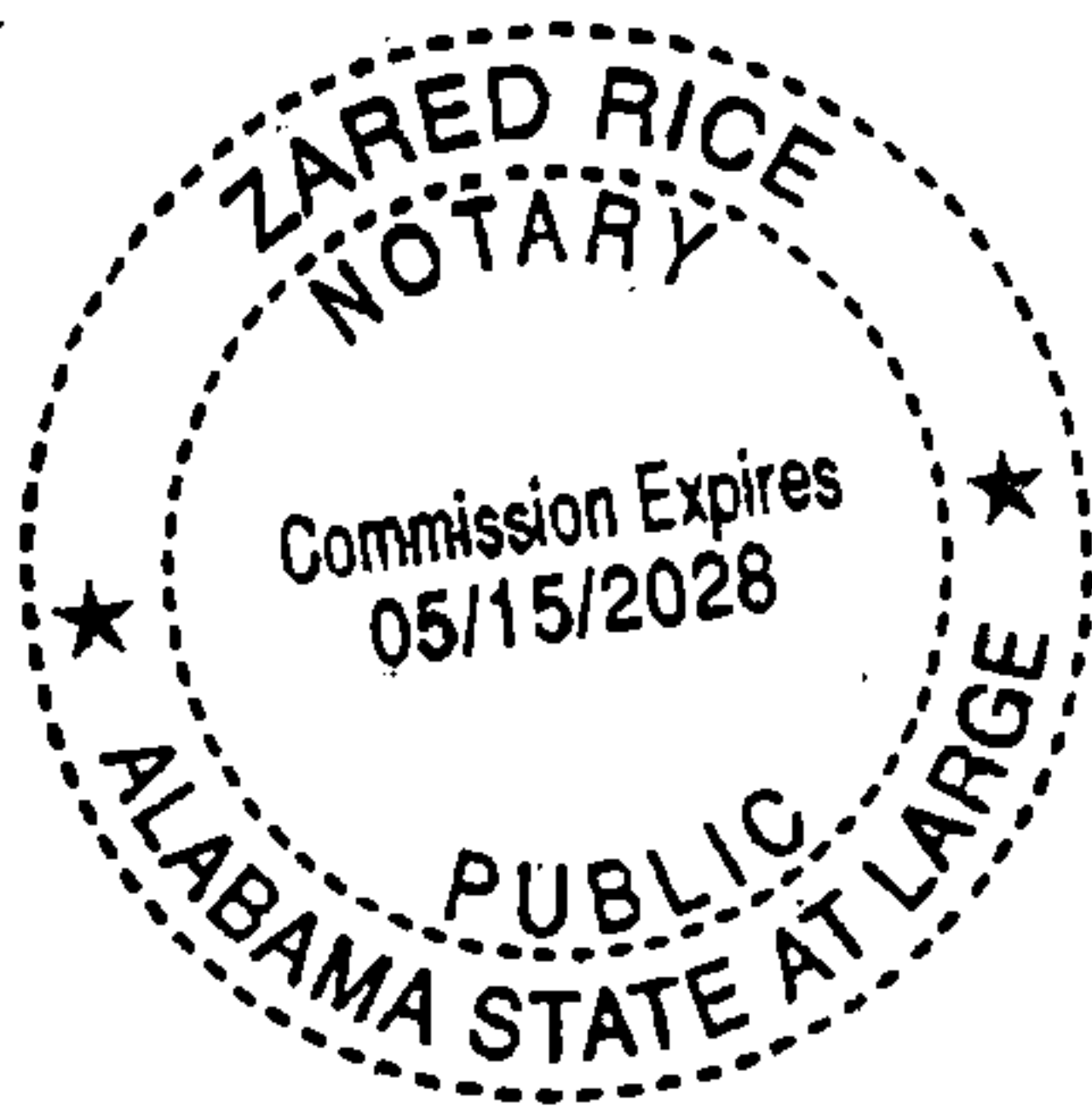
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brandy Saia, Personal Representative of the Estate of Brenda Street Parker**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of August, 2024.



Zared R.
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Brandy Saia, Per. Rep.
Mailing Address Estate of Brandy Street Parker
4616 Sylvaner Lane
Birmingham, AL 35244

Grantee's Name Horizon Builds, LLC
Mailing Address 1334 Scout Truce
Hoover, AL 35244

Property Address 3035 Ritha Circle
Birmingham, AL 35242

Date of Sale 8/26/2024

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

235,750



20240904000275510 3/3 \$264.00
Shelby Cnty Judge of Probate, AL
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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 Assessor's Market Value

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 8/26/2024

Print

Brandy Saia

☐ Unattested

Sign

Brandy Saia

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1