

SEND TAX NOTICE TO:
TOWER DEVELOPMENT, INC.
2106 DEVEREUX CIR
BIRMINGHAM, AL 35243

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
SHELBY COUNTY

Know All Men by These Presents: That for and in consideration of **NINETY SIX THOUSAND AND NO/100 (\$96,000.00)** in hand paid to the undersigned **GRANT’S MILL, LLC** (hereinafter referred to as “Grantor”) by **TOWER DEVELOPMENT, INC.**, (hereinafter referred to as GRANTEE(S)), I the said Grantor do hereby grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in County of SHELBY State of Alabama, to-wit:

LOT 44, ACCORDING TO THE SURVEY OF HUNTLEY RIDGE SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 60, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The preparer of this Deed is acting as scrivener only, no title search was performed.

Subject to easements, restrictive covenants, reservations, conditions, set back lines, limitations, and rights of way as shown by public records.
Subject to any mineral or mining rights leased, granted or retained by prior owners.
Subject to ad valorem taxes for the current year and subsequent years.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 13th day of SEPTEMBER, 2024.

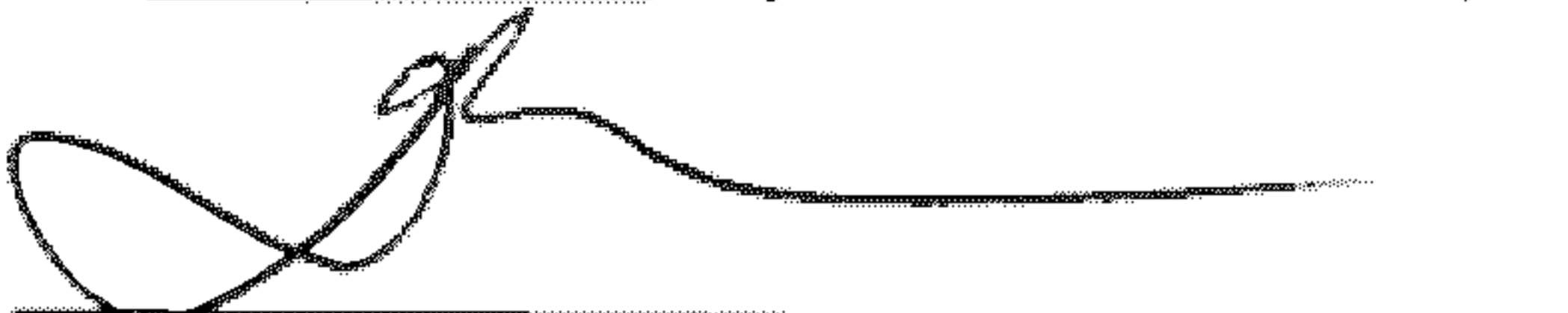
GRANT’S MILL, LLC

BY: 
CLINT JOHNSTON, MANAGER

STATE OF ALABAMA
COUNTY OF JEFFERSON

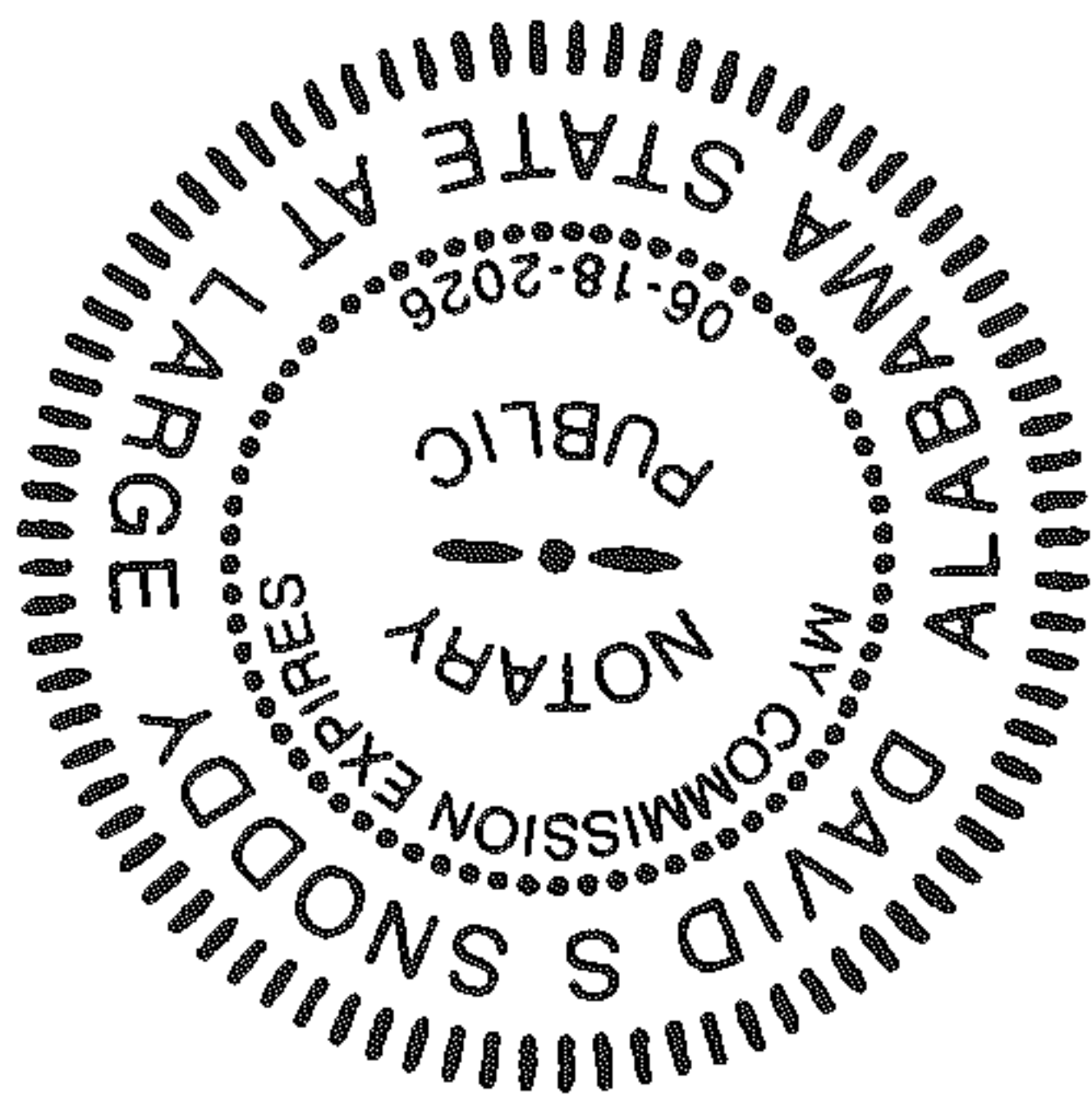
I, the undersigned authority, a Notary Public in and for said State, hereby certify that CLINT JOHNSTON, MANAGER OF GRANT’S MILL, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 13th day of SEPTEMBER, 2024.


NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Real Estate Sales Validation Form

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

Grantor's Name

GRANT'S MILL, LLC

Grantee's Name

TOWER DEVELOPMENT, INC.

Mailing Address:

2106 Devereux Cir.
Birmingham, Al 35243

Mailing Address:

2106 Devereux Cir.
Birmingham, Al 35243

Property Address

LOT 44, HUNTLEY RIDGE SUBDIVISION
SHELBY COUNTY, ALABAMA

Date of Sale:

Total Purchaser Price

\$96,000.00

or

Actual Value

\$

or

Assessor's Market Value

\$

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date

Print *Clint Johnston*

Unattested
(verified by)

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
09/13/2024 09:40:33 AM
\$121.00 JOANN
20240913000284320

Alex S. Boyd

