

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Josy M. Duffner and Greatest Blessings,
LLC
2109 Cameron Circle
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **EIGHT HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$880,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

Christopher Hill Timbie and Kandy Timbie, a married couple

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

Josy M. Duffner and Greatest Blessings, LLC

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

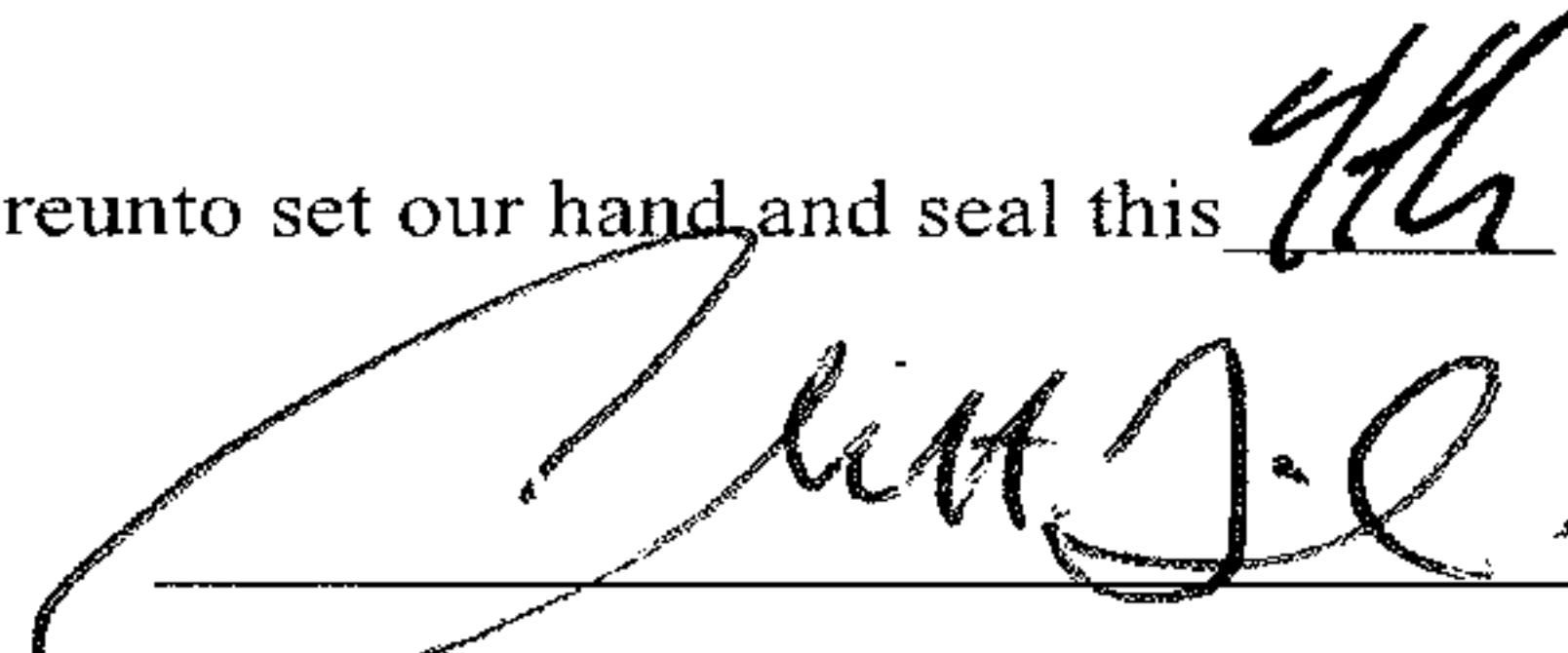
Lot 164F-1, according to the Survey of Cottages at Shoal Creek Resurvey, as recorded in Map Book 29, page 29, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said Grantee his/her heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 4th day of October, 2024.

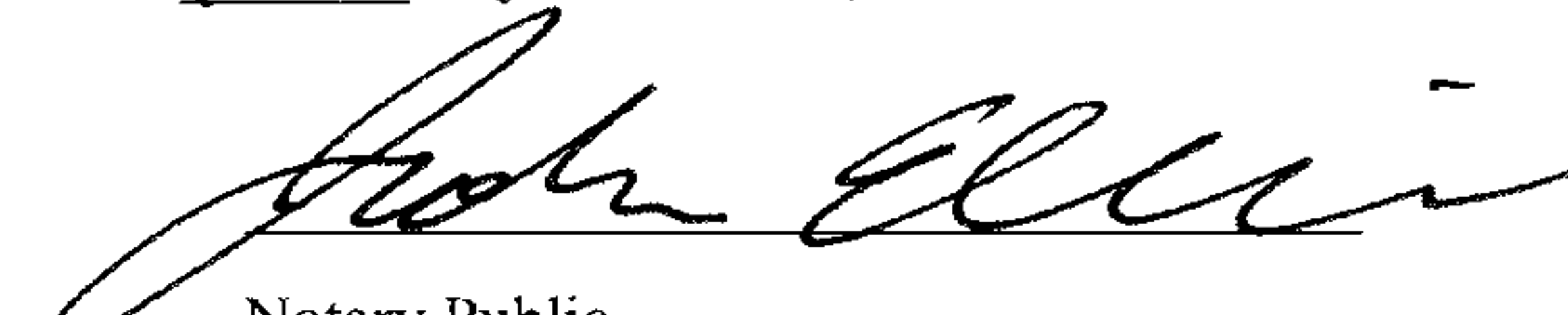

Christopher Hill Timbie


Kandy Timbie

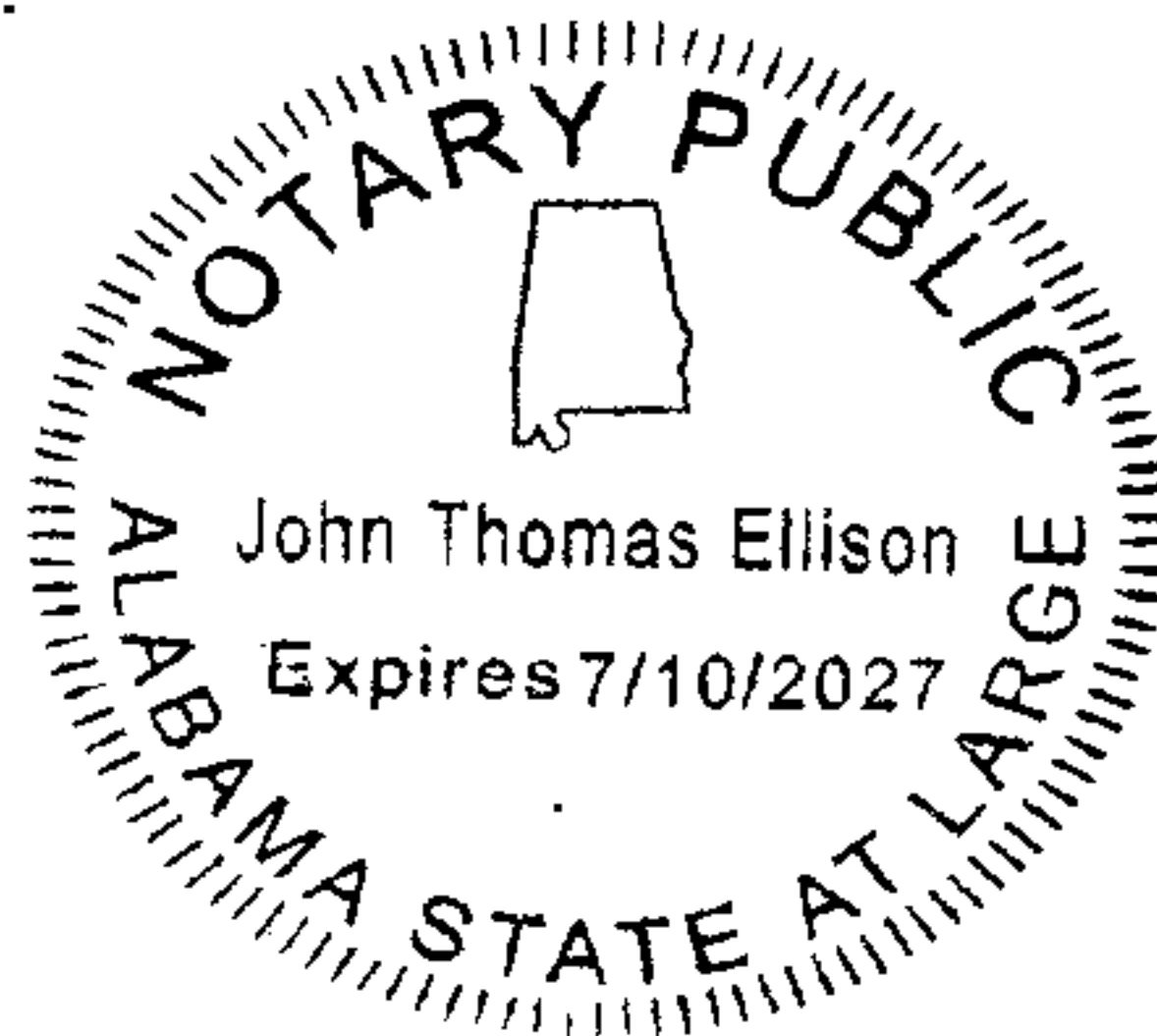
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher Hill Timbie and Kandy Timbie**, whose names are 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of October, 2024.


Notary Public

My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name	<u>Christopher Hill Timbie and Kandy Timbie</u>	Grantee's Name	<u>Josy M. Duffner and Greatest Blessings, LLC</u>
Mailing Address	<u>321 Pisgah Church Road</u> <u>Apt #12</u> <u>Greensboro, NC. 27455</u>	Mailing Address	<u>6 Wentworth</u> <u>Birmingham, AL 35242</u>
Property Address	<u>6 Wentworth</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>10 /7 /2024</u>
		Total Purchase Price	<u>\$880,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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: 10 /7 /2024

☒ Unattested

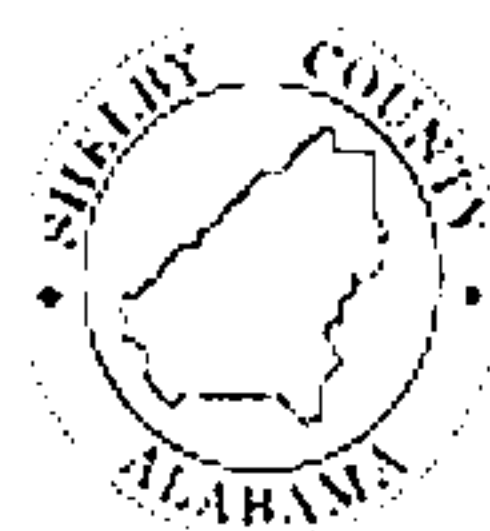
(verified by)

Print: Shannon Anderson

Sign: Shannon Anderson
(Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2024 11:26:26 AM
\$908.00 BRITTANI
20241008000315170

Form RT-1



Allen S. Bayl