



20241008000316350 1/2 \$151.50
Shelby Cnty Judge of Probate, AL
10/08/2024 03:01:53 PM FILED/CERT

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
HRD Holdings LLC
3041 Spencer Way
Birmingham, AL 35226

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Five Hundred AND 00/100 Dollars (\$500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Hunter Home Builders, LLC, an Alabama Limited Liability Company

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

HRD Holdings LLC

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

Lot 25, according to the Survey of Clayton's Addition to Oak Mountain Business Park, Lots 24 and 25, as recorded in Map Book 36, Page 66, in the Probate Office of Shelby County, Alabama.

\$400,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2025 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 10 day of October, 2024.

Hunter Home Builders, LLC, an Alabama Limited Liability Company

By: [Signature] (Seal)

Hunter Guy Defalco

Its: Sole Member

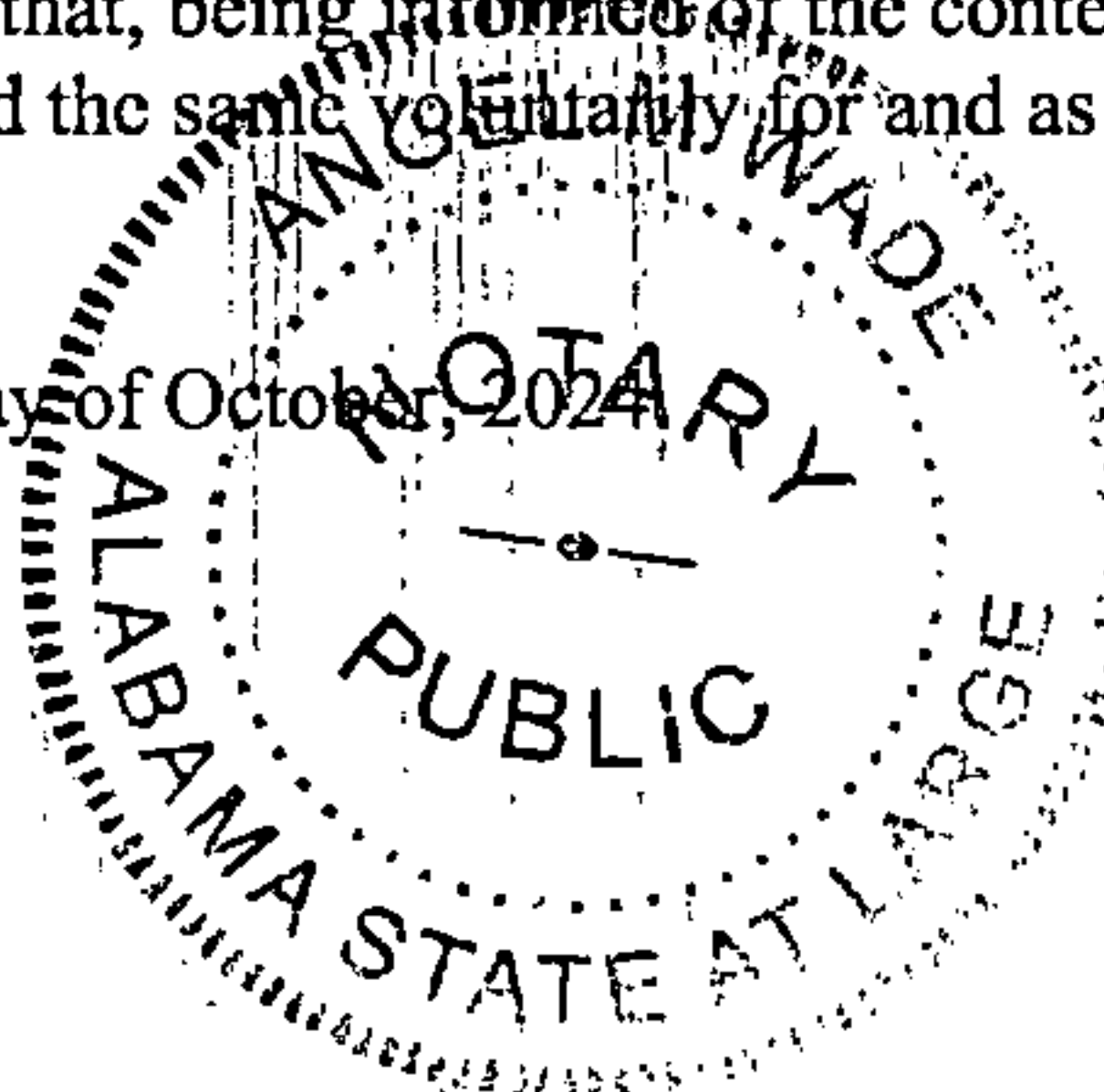
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Angel Wade, a Notary Public, in and for said County in said State, hereby certify that Hunter Guy Defalco as Sole Member of Hunter Home Builders, LLC whose name as Sole Member of Hunter Home Builders, LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 10 day of October, 2024.

Notary Public: [Signature]

My Commission Expires: 5-11-2026



Shelby County, AL 10/08/2024
State of Alabama
Deed Tax: \$126.50



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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>Hunter Home Builders, LLC</u>	Grantee's Name	<u>HRD Holdings, LLC</u>
Mailing Address	<u>3041 Spencer Way</u> <u>Birmingham, AL 35226</u>	Mailing Address	<u>3041 Spencer Way</u> <u>Birmingham AL 35226</u>
Property Address	<u>191 Applegate Trce</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>10/15/2024</u>
		Total Purchase Price	
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	<u>\$126,430</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 <u>Tax Assessor's Market Value</u>
☐ 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 10/7/24

Print HRD Holdings, LLC

☐ Unattested

[Signature]
(verified by)

Sign

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