

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Modern Horizon, LLC
113 Hampton Lake Drive
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **JOAN WILLIAMS AND HENRY GRANT WILLIAMS, TRUSTEES OF THE B.P. NEIGHBORS FAMILY TRUST DATED JULY 18, 2014** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **MODERN HORIZON, LLC**, (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 1-A, according to a Resurvey of Lot 1, Block A, of the Amended Map of Fox Haven, First Sector, as recorded in Map Book 21, page 121, in the Probate Office of Shelby County, Alabama.

Joan Williams and Henry Grant Williams were the Trustees of B.P. Neighbors Family Trust who was the grantee in that certain deed recorded in Inst.#20150512000156430.


No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

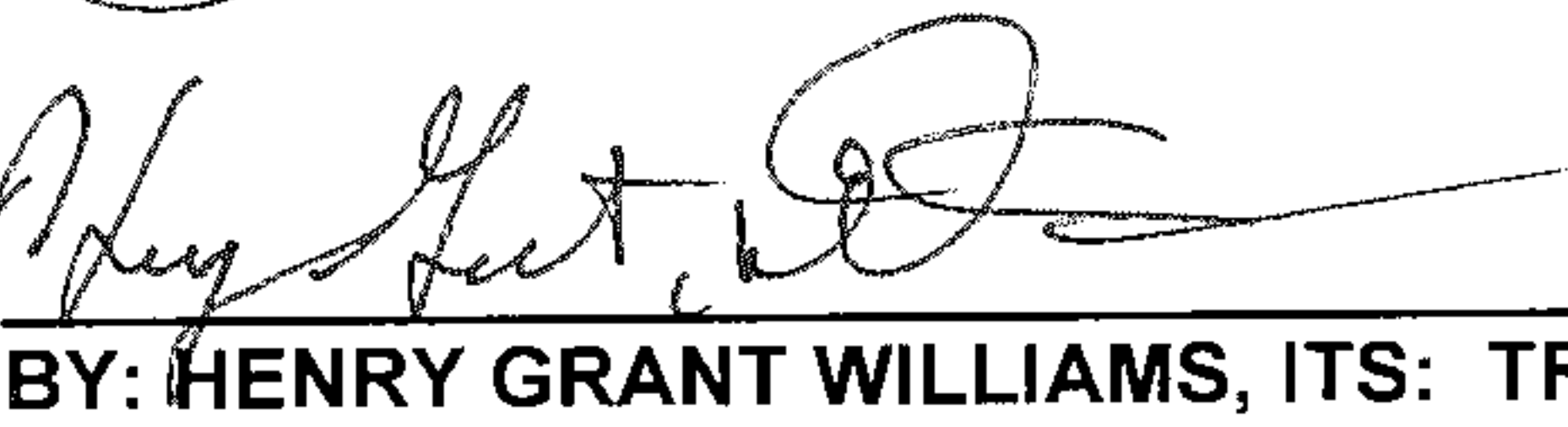
Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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 the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **JOAN WILLIAMS AND HENRY GRANT WILLIAMS, TRUSTEES OF THE B.P. NEIGHBORS FAMILY TRUST DATED JULY 18, 2014**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 27th day of September, 2024.

**B.P. NEIGHBORS FAMILY TRUST DATED
JULY 18, 2014**

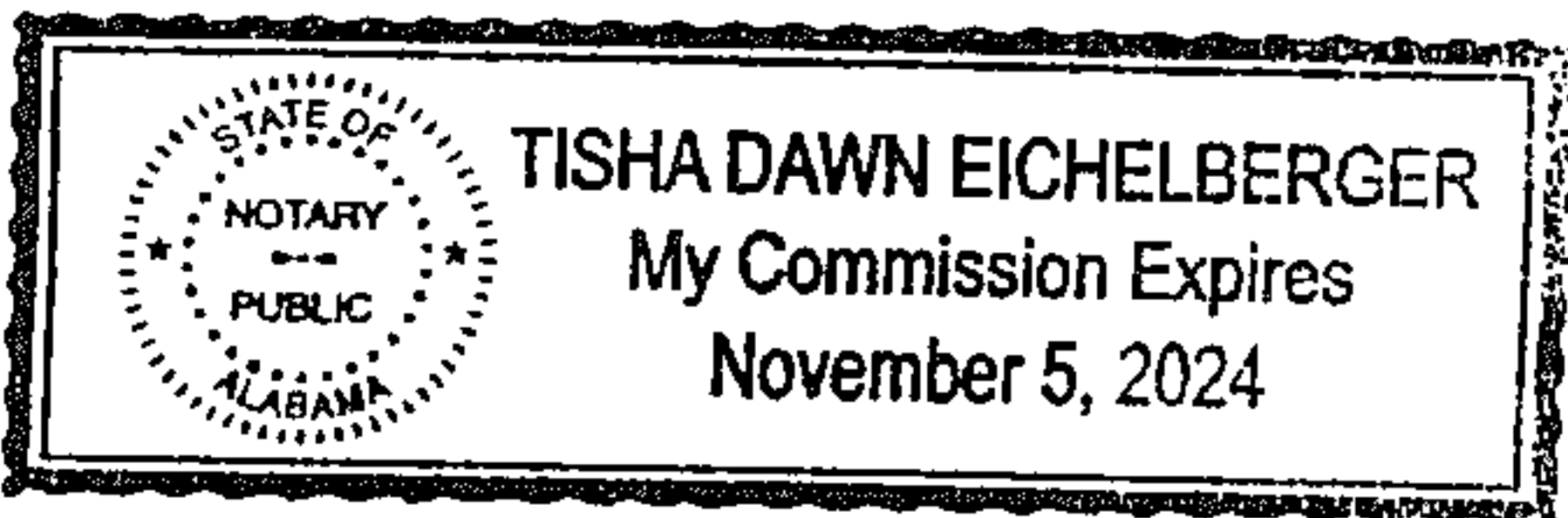

BY: **JOAN WILLIAMS, ITS: TRUSTEE**

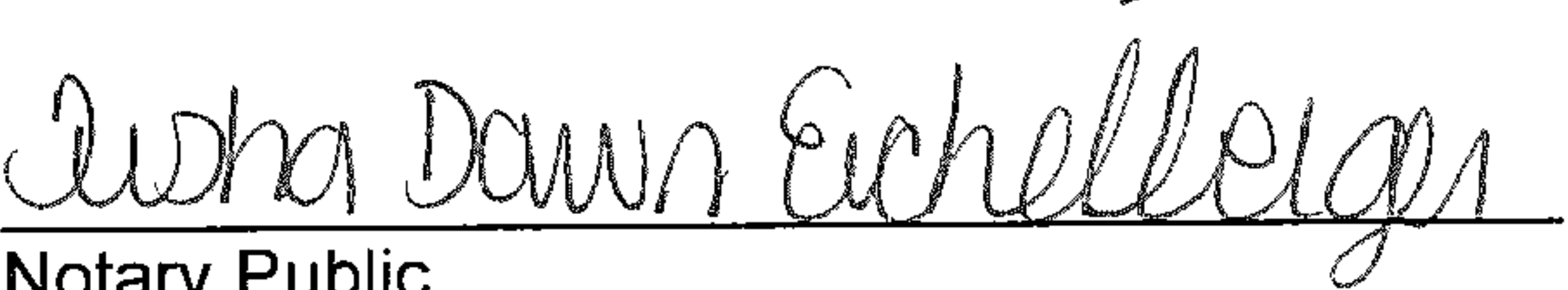

BY: **HENRY GRANT WILLIAMS, ITS: TRUSTEE**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joan Williams and Henry Grant Williams**, whose names as **Trustees of B.P. Neighbors Family Trust, dated July 18, 2014** is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance they as such Trustees and with full authority, executed the same voluntarily for and as the act of said Trust.

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




Notary Public
My Commission Expires: 11/5/2024

Real Estate Sales Validation Form

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

Grantor's Name	B.P. Neighbors Family Trust	Grantee's Name	Modern Horizon, LLC
Mailing Address	113 Hampton Lake Drive Pelham, AL 35124	Mailing Address	113 Hampton Lake Drive Pelham, AL 35124
Property Address	2011 Highway 58 Helena, AL 35080	Date of Sale	September 27, 2024
		Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	172,730.00

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	X Other
Closing Statement	Tax Assessed Value Under
	Parcel 13-8-27-2-001-002.009

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.

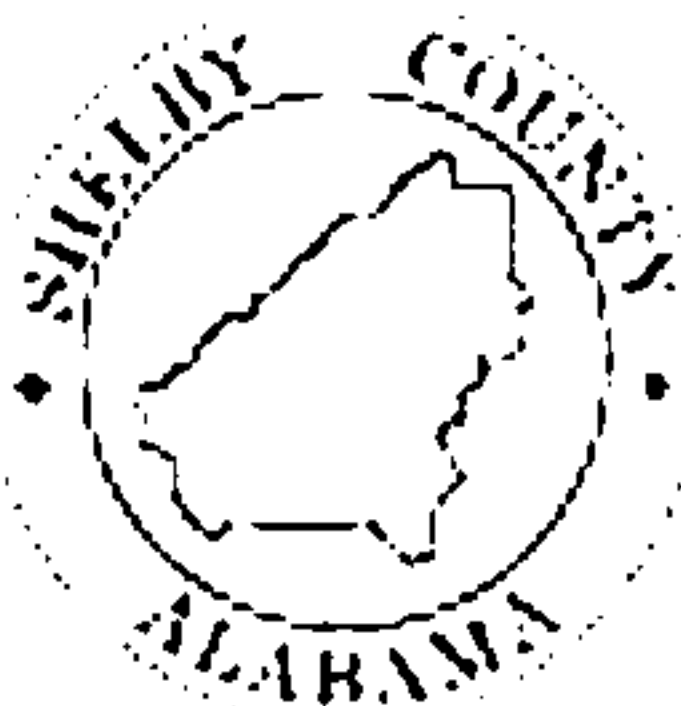
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/23/2024 11:01:05 AM
\$199.00 PAYGE
20241023000332120

Form RT-1

Allen S. Bayl