

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 Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **HENRY G. WILLIAMS and JOAN N. WILLIAMS**, husband and wife (herein referred to as Grantors) 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:

The **S 1/2 of Lot 2, in Block 10, according to the Map of Helena as drawn by Joseph Squire, as recorded in Map Book 3, on Page 121, in the Probate Office of Shelby County, Alabama.**

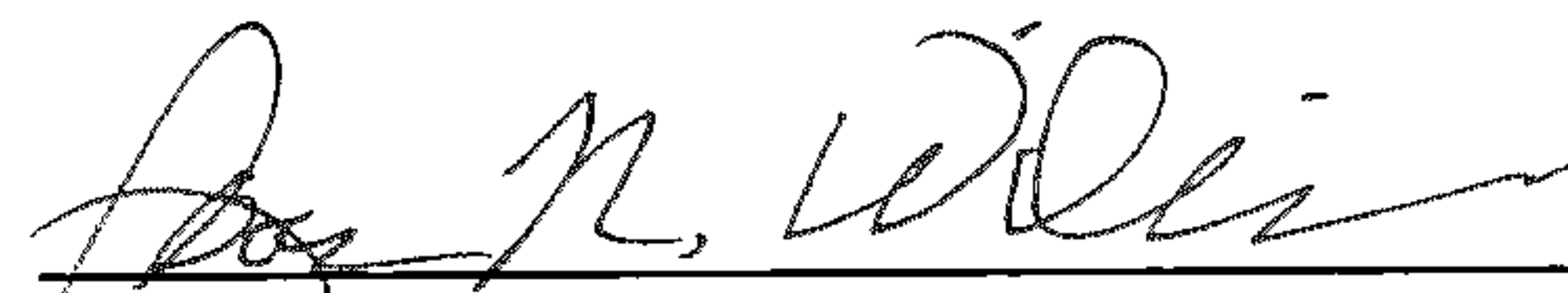
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

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.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 27th day of September, 2024.

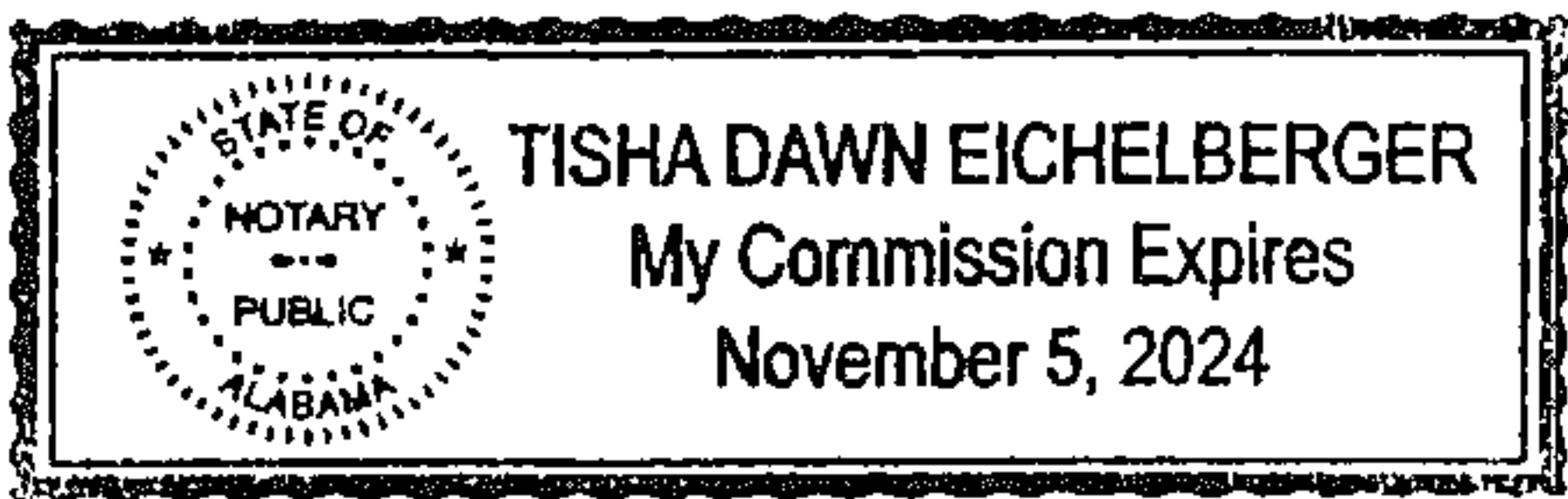

HENRY G. WILLIAMS

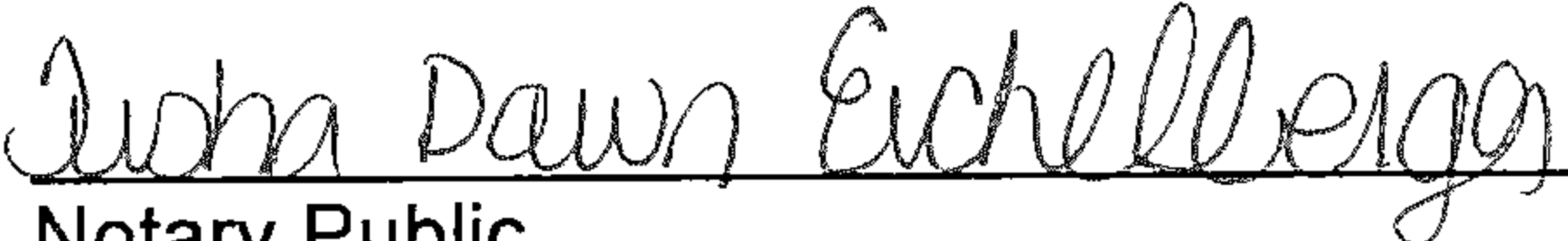

JOAN N. WILLIAMS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Henry G. Williams and Joan N. Williams**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

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	Henry G. Williams Joan N. Williams	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	219 3 rd Street Helena, AL 35080	Date of Sale	September 27, 2024
		Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	106,600.00

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	☒ Other
☐ Closing Statement	

Tax Assessed Value Under
Parcel 13-5-15-3-007-010.000

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

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/23/2024 11:03:40 AM
\$132.00 PAYGE
20241023000332130

Allen S. Bayl