

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
2820 Columbiana Road, Ste 100
Birmingham, AL 35216

SEND TAX NOTICE TO:
KYNDEL SUTTON HARDY
68 MOUNTAIN VIEW LANE
COLUMBIANA, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Twenty Four Thousand and 00/100 Dollars (\$224,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, RDK, LLC, an Alabama limited liability company (herein referred to as “Grantor”), does grant, bargain, sell, and convey unto KYNDEL SUTTON HARDY AND BRYSON MCKAY HARDY (herein referred to as “Grantees”) AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, all of its right, title, and interest in the following described real estate, situated in SHELBY COUNTY, Alabama, to wit:

Commence at the SE corner of the NW¼ of the SW¼ of Section 23, Township 20 South, Range 1 West; thence run West along the South line thereof 645.00 feet to the point of beginning; thence continue along the last described course 210.00 feet; thence 102 degrees 50 minutes 52 seconds right run northerly 210.00 feet to the southerly R/W of a 30 foot easement; thence 77 degrees 09 minutes 08 seconds right run easterly 210.00 feet; thence 102 degrees 50 minutes 52 seconds right run southerly 210.00 feet to the point of beginning. Situated in Shelby County, Alabama.

*\$179,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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

IN WITNESS WHEREOF, the Grantor by DARRYL SCOTT ARNOLD, as Manager of RDK, LLC, an Alabama limited liability company who is authorized to execute this conveyance has hereunto sets its signature and seal, this 30th day of OCTOBER, 2024.

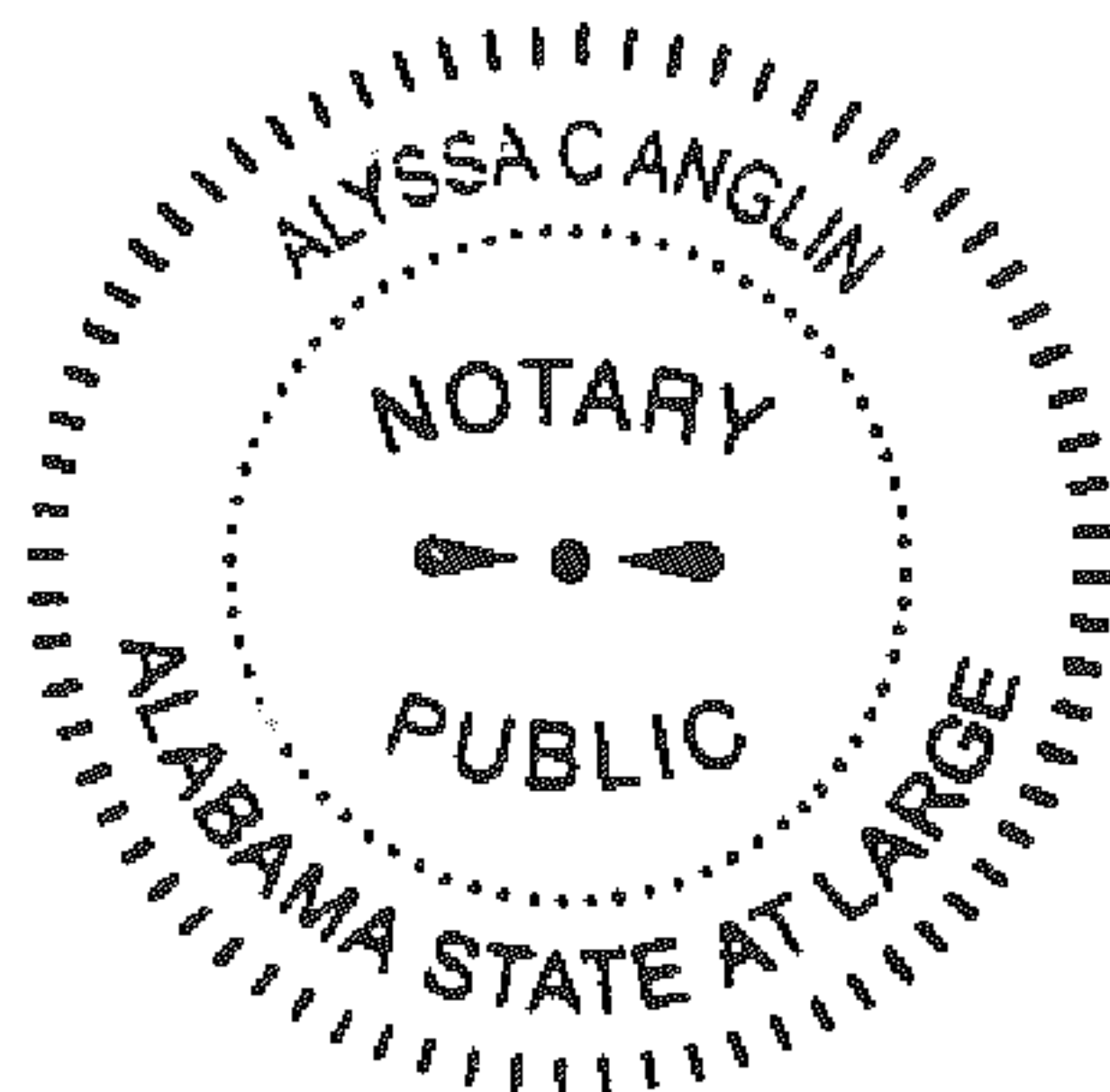
RDK, LLC

By *Darryl Scott Arnold*
DARRYL SCOTT ARNOLD, MANAGER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DARRYL SCOTT ARNOLD, whose name as Manager of RDK, LLC, an Alabama limited liability company, 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, 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 official seal this 30th day of OCTOBER, 2024.



Alyssa Anglin
Notary Public
My Commission Expires: 10/4/2025

Real Estate Sales Validation Form

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

Grantor's Name	RDK, LLC	Grantee's Name	KYNDEL SUTTON HARDY
Mailing Address	C/O GEORGE M. VAUGHN	Mailing Address	68 MOUNTAIN VIEW LANE
	2820 COLUMBIANA ROAD, STE 100		COLUMBIANA, AL 35051
	VESTAVIA HILLS, AL 35216		
Property Address	68 MOUNTAIN VIEW LANE	Date of Sale	OCTOBER 30, 2024
	COLUMBIANA, AL 35051	Total Purchase Price	\$ 224,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

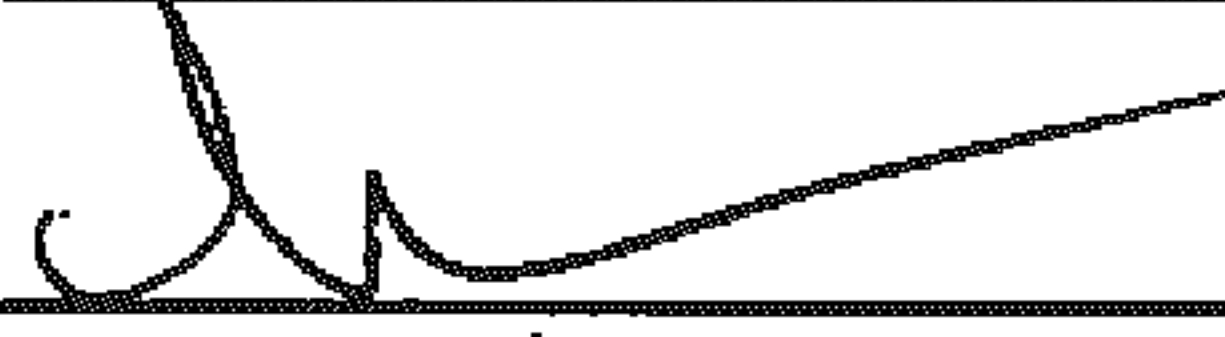
Date of Sale - the date on which interest to the property was conveyed.

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	10/31/2024	Print	GEORGE M. VAUGHN
<input type="checkbox"/> Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2024 08:59:53 AM
\$73.00 DANIEL
20241101000340750

