

WARRANTY DEED

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Fifty-One Thousand and 00/100 (\$251,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **CHARLES T. WILLIS and SARA BOLLING WILLIS, HUSBAND AND WIFE** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **SIMPLIFY PROPERTIES, LLC**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

**COMMENCE AT THE S.E. CORNER OF SAID SECTION THENCE WEST ALONG THE SOUTH LINE OF SAME A DISTANCE OF 591.22 FT. TO THE EASTERLY RIGHT OF WAY LINE OF THE NEW CALDWELL MILL ROAD, THENCE 96° 58 TO THE RIGHT IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY A DISTANCE OF 438.60 FT. TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG THE LAST NAMED COURSE A DISTANCE OF 103.83 FT. THENCE 90° 0 TO THE RIGHT IN A EASTERLY DIRECTION A OISTANCE OF 212.00 PT. THENCE 91° 23 TO THE RIGHT IN A SOUTHERLY DIRECTION A DISTANCE OF 103.86 FT. THENCE 88° 37 TO THE RIGHT IN A WESTERLY DIRECTION A DISTANCE OF 209.50 FT. TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.**

Less and except any part of subject property described in Notice of Lis Pendens in favor of Shelby County Alabama and being recorded in Inst. No. 20240715000213790.

**\$324,400.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**

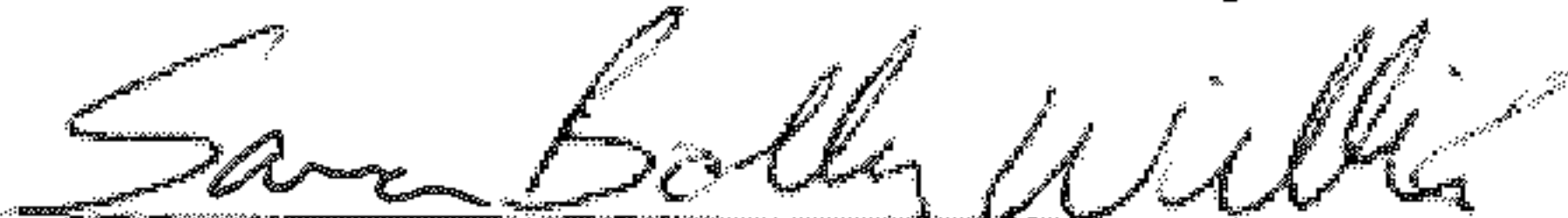
Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.  
Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 8th day of November, 2024.

  
CHARLES T. WILLIS

  
SARA BOLLING WILLIS

BY:  Attorney-in-fact  
BRADLEY T. WILLIS, SR. ATTORNEY-IN-FACT

BY:  Attorney-in-fact  
BRADLEY T. WILLIS, SR., ATTORNEY-IN-FACT

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that CHARLES T. WILLIS and SARA BOLLING WILLIS, BY BRADLEY T. WILLIS, SR., ATTORNEY-IN-FACT whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, in his capacity of Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date.

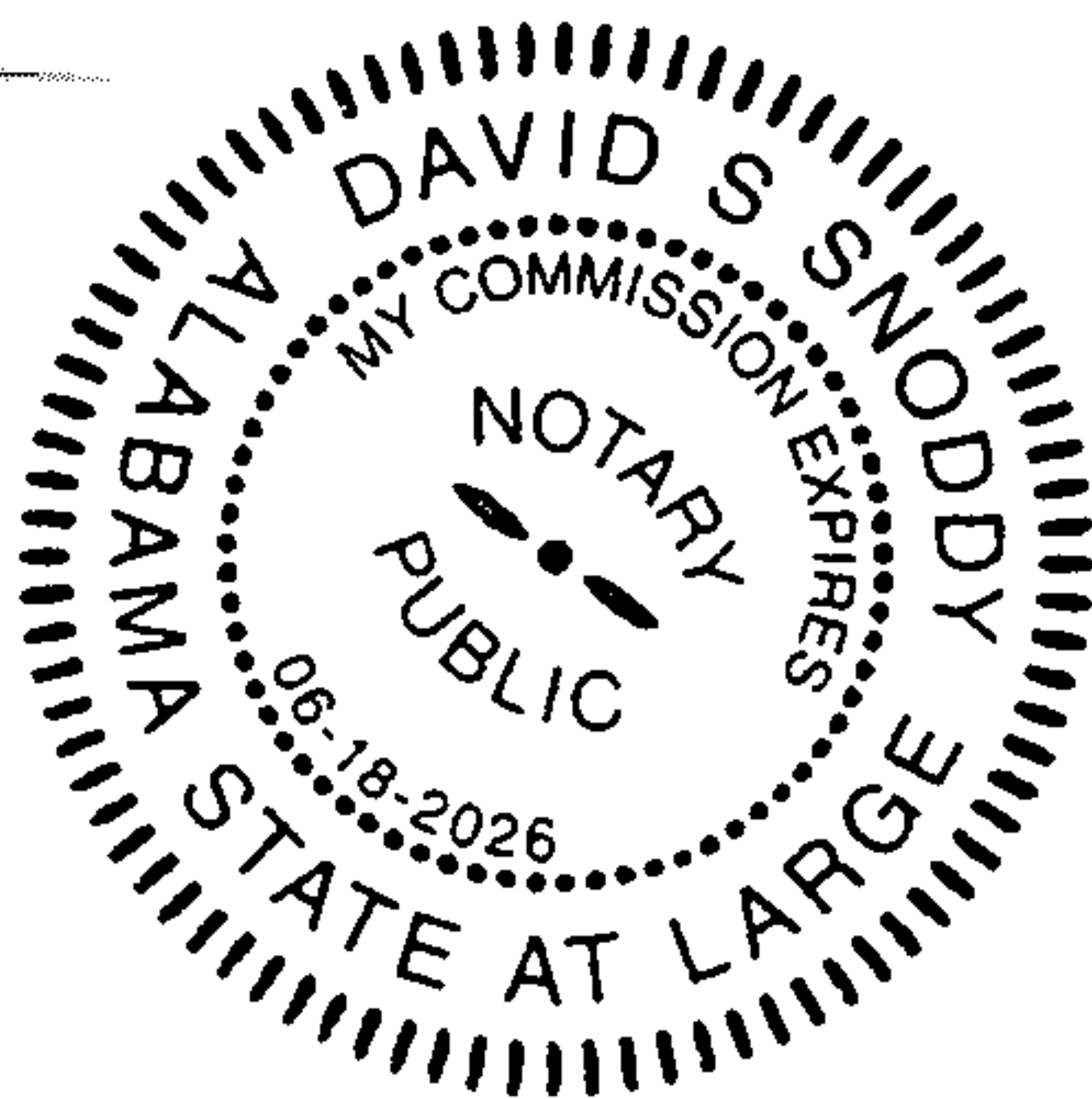
GIVEN under my hand and seal this 8th day of November, 2024.

My Commission Exp:

  
Notary Public

THIS INSTRUMENT PREPARED BY:  
DAVID S. SNODDY ATTORNEY AT LAW  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:  
  
SIMPLIFY PROPERTIES, LLC  
270 DOUG BAKER BLVD, SUITE 700-387  
BIRMINGHAM, AL 35242



Real Estate Sales Validation Form

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

Grantor's Name CHARLES T. WILLIS      Grantee's Name SIMPLIFY PROPERTIES, LLC  
Mailing Address: 6480 Old Tuscaloosa      Mailing Address: 270 DOUG BAKER BLVD, SUITE 700-387  
McCallie, AL 35111 Hwy      BIRMINGHAM, AL 35242

Property Address 4835 CALDWELL MILL RD      Date of Sale November 8, 2024  
BIRMINGHAM, AL 35242      Total Purchaser Price \$251,000.00  
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)

\_\_\_\_\_ Bill of Sale      \_\_\_\_\_ Appraisal  
\_\_\_\_\_ Sales Contract      \_\_\_\_\_ Other \_\_\_\_\_  
  x   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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date \_\_\_\_\_

Print William White

\_\_\_\_\_  
Unattested (verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/12/2024 02:44:45 PM  
\$26.00 DANIEL  
20241112000351750

Allen S. Bayl