

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

Send tax notice to:
Taylor Tressillian
1072 Highlands Drive
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FIFTEEN THOUSAND AND 00/100 Dollars (\$15,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

AFTCO Properties, Inc., an Alabama Corporation

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

Taylor Tressillian

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

Lot 5, 12, 27, 44 and 45 according to the Survey of River Highlands, as recorded in Map Book 19, Page 111, in the Probate Office of Shelby County, Alabama

- 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, his heirs and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, his heirs 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 19th day of December, 2024

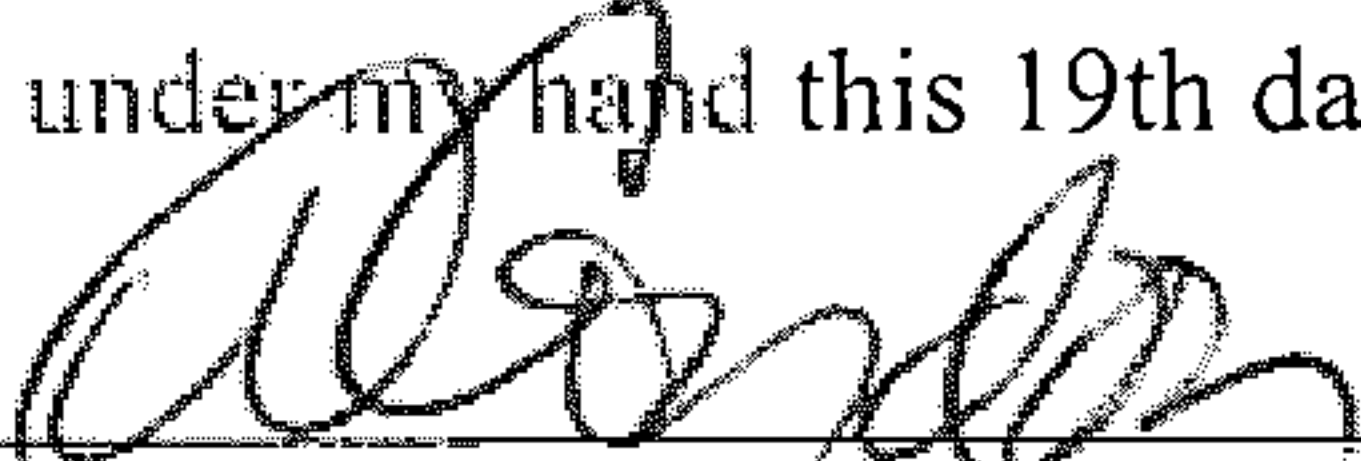
AFTCO Properties, Inc., an Alabama Corporation

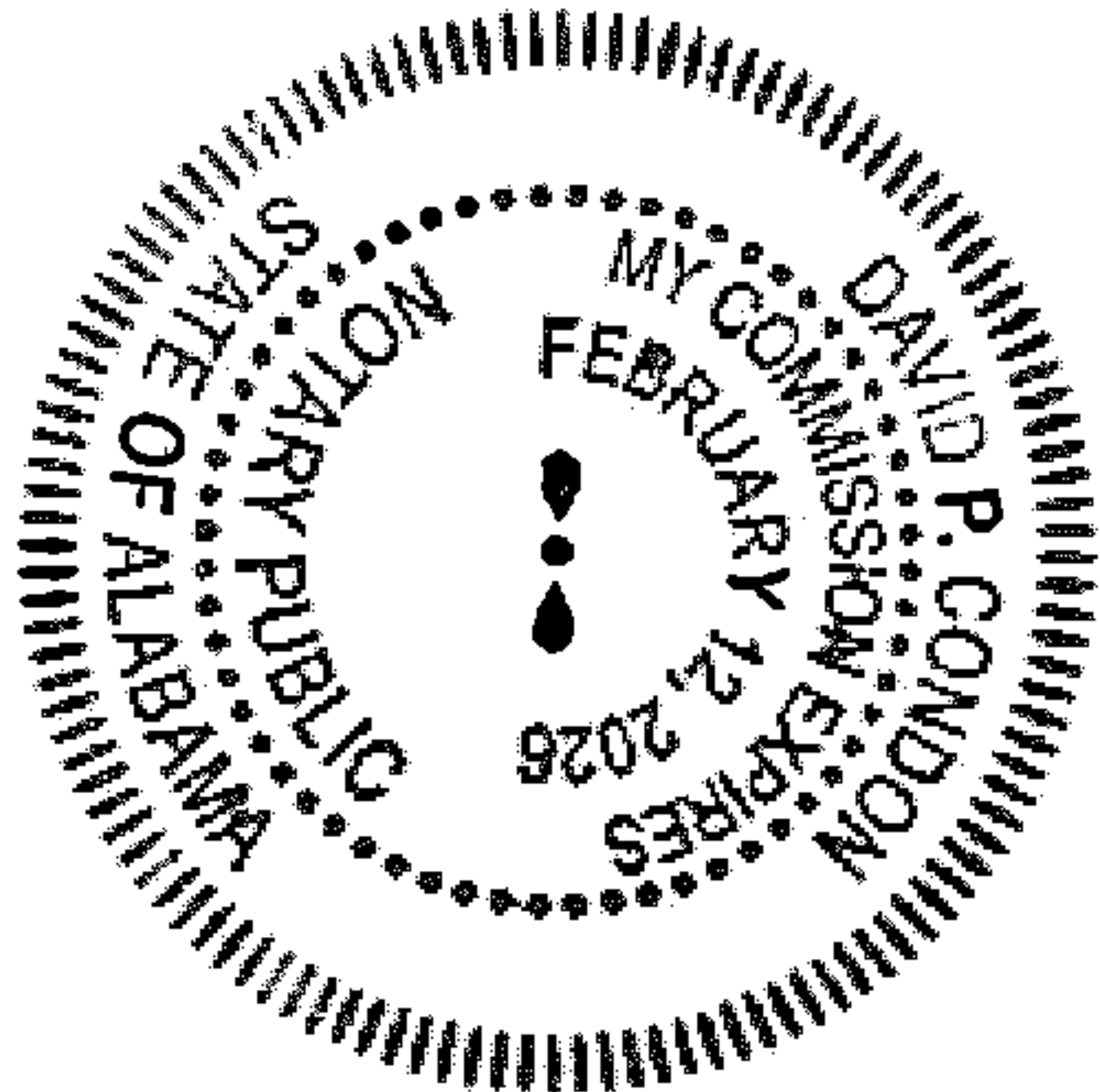
By: 
Albert D. Thomasson, Chairman/CEO

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, David P. Condon , a Notary Public in and for said County in said State, hereby certify that Albert D. Thomasson, whose name as Chairman/CEO of the AFTCO Properties, Inc., an Alabama Corporation, 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 Corporation.

Given under my hand this 19th day of December, 2024.


Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name AFTCO PROPERTIES,INC.
Mailing Address 7 CLUB VIEW DRIVE
MT.BROOK, AL. 35223

Grantee's Name TAYLOR TRASSILLIAN
Mailing Address 1072 HIGHLANS DRIVE
HOOVER, AL. 35224

Property Address 1066 HIGHLAND DRIVE
HOOVER, AL. 35244

Date of Sale 12/19/24
Total Purchase Price \$ 15,000.00

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
- ☐ Sales Contract
- ☒ Closing Statement
- ☐ Appraisal
- ☐ Other

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 12-19-24

Print Dawn Bagwell for David P. Condon

Unattested

Signature Dawn Bagwell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/27/2024 01:37:01 PM
\$40.00 JOANN
20241227000395270

Allen S. Bayl