

THIS INSTRUMENT PREPARED BY:

Jeremy Wright
J. Wright Building Company, Inc.
1001 Beaumont Avenue STE 200
Birmingham, Al 35242
205.820.0100

SEND TAX NOTICE TO:

J. Wright Building Company
1001 Beaumont Avenue STE 200
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of \$10.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Tarmarc Abrams, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto J. Wright Building Company, Inc. (herein referred to as grantee), the real estate described on Exhibit A attached hereto and incorporated herein.

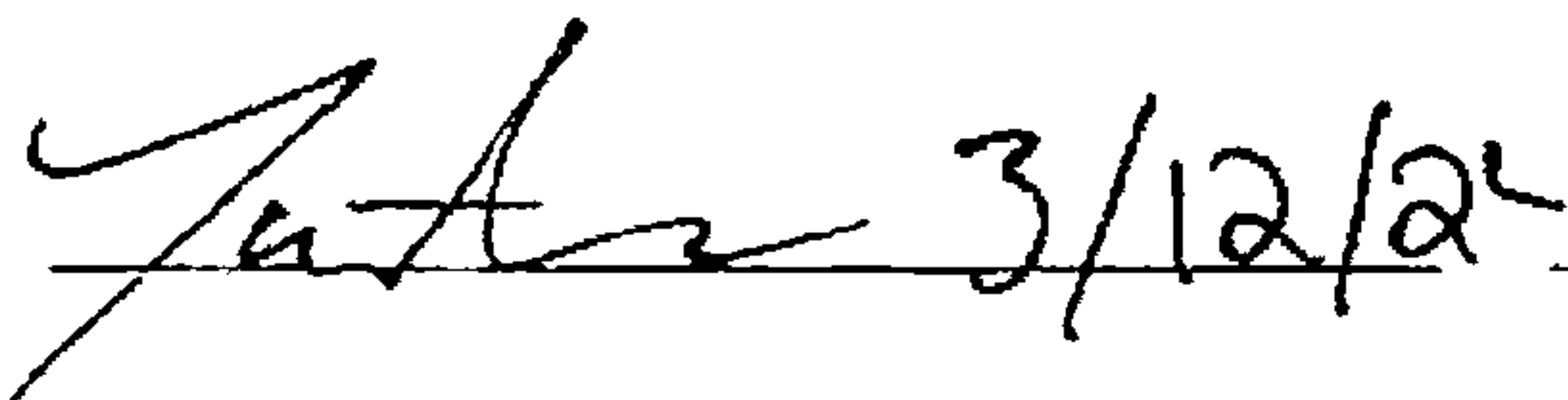
The Grantor warrants to the Grantee that the property is suitable for the construction of a residential dwelling, that it will support the weight of all improvements, and any occupant will eliminate or be able to dispose of sewage by means of a septic tank and field lines.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and for my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors assigns forever, against the lawful claims of all persons.

Be it known that this property is not the homestead of the grantor or his spouse.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12 day of March, 2024.

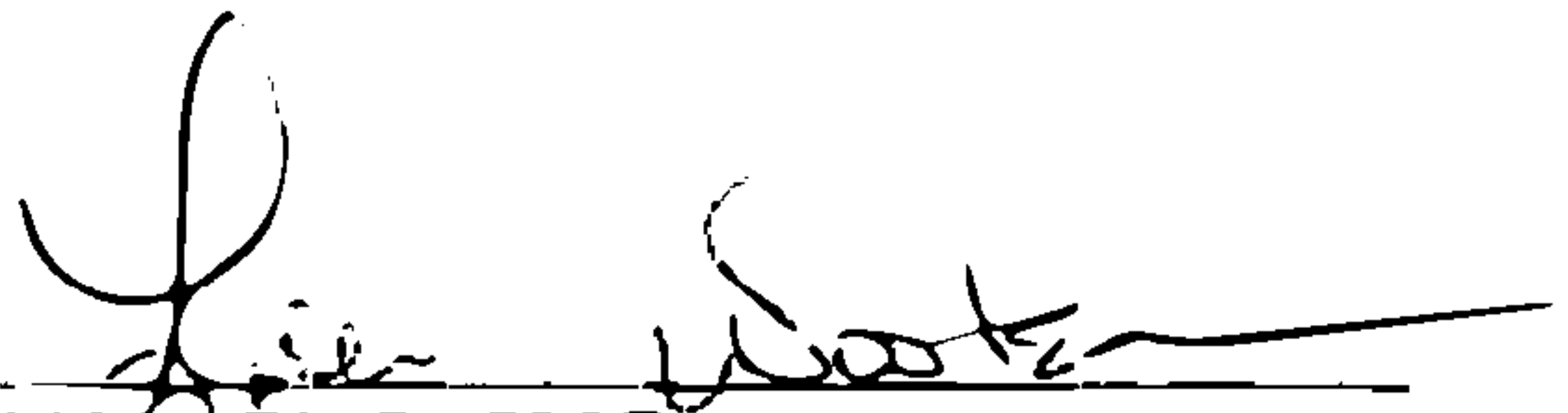
 3/12/24 _____

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

Lisa Weston, a Notary Public in and for said County, in said State, hereby certify that Tamara Abrams, 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 the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March A.D., 2024.



NOTARY PUBLIC

My Commission Expires: June 30, 2026

EXHIBIT A

LEGAL DESCRIPTION

Lot 438, according to the Survey of Highland Lakes, 4th Sector, Phase 111, an Eddleman Community, as recorded in Map Book 53, Page 34, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543, Second Amendment recorded as Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 4th Sector, recorded as Instrument #1995-01906 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration")

Real Estate Sales Validation Form

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

Grantor's Name JAMELE ADOLPH
Mailing Address 1073 Regent Park Dr
Bham AL 35242
Grantee's Name JWright Building Co
Mailing Address 1001 President Ave
#200
Bham AL 35242
Property Address 109 Highland Lakes Dr
Bham AL 35242
Date of Sale 2/7/25
Total Purchase Price \$
or
Actual Value \$ 100,000.00
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
X Other tax / not equity

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 2/7/25
Print [Signature]
Sign [Signature]
Unattested (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
02/10/2025 10:29:54 AM
\$131.00 PAYGE
20250210000039080

Allie S. Boyd