

FILE NO CW-24-162

Tax Notice To: UPLIFT HOMES, LLC
107 Brookhollow Way
Pelham, AL 35124

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY THOUSAND DOLLARS AND 00/100 DOLLARS US (\$120,000.00), MIRANDA LEIGH GANTT, A SINGLE WOMAN, (hereinafter referred to as "GRANTOR"), the receipt whereof is hereby acknowledged, the GRANTOR does hereby UPLIFT HOMES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY (hereinafter referred to as "GRANTEE"), the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 88, according to the Survey of Wyndham Cottages, Phase II, as recorded in Map Book 27, page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

- *Commonly known as 9113 Brookline Lane, Helena, AL 35080
- *Parcel ID No.: 13-5-22-3-002-094.000
- *This property is the homestead of the seller.
- *Frances M. Ganit died on May 27, 2024.
- *Purchase Mortgage of \$114,000.00 recorded simultaneously with this deed.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of January 2025.

Miranda Leigh Gantt
MIRANDA LEIGH GANTT

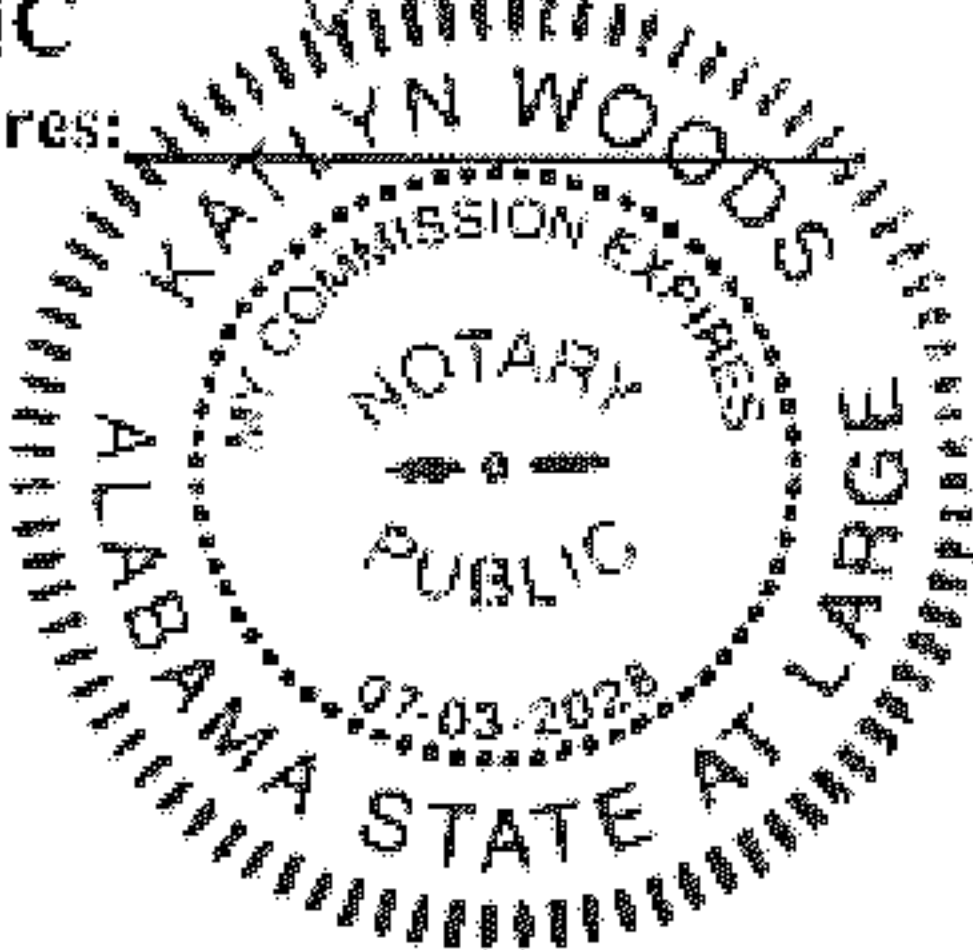
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Miranda Leigh Gantt, whose name is signed to the foregoing conveyance, and who is known to me, knowingly and willingly acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 6 day of January 2025.

Katlyn Woods
NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT PREPARED BY:
Brian M. Cloud
Cloud & Willis, LLC
1826 3rd Avenue North
Bessemer, Alabama 35020
(205)322-6060



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Miranda GanttGrantee's Name UPLIFT HOMES, LLCMailing Address 9113 Brookline Lane
Helena, AL 35080Mailing Address 107 Brookhollow Way
Pelham, AL 35124Property Address 9113 Brookline Lane
Helena, AL 35080Date of Sale 01/06/2025Total Purchase Price 120,000.00

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 _____☐ 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).

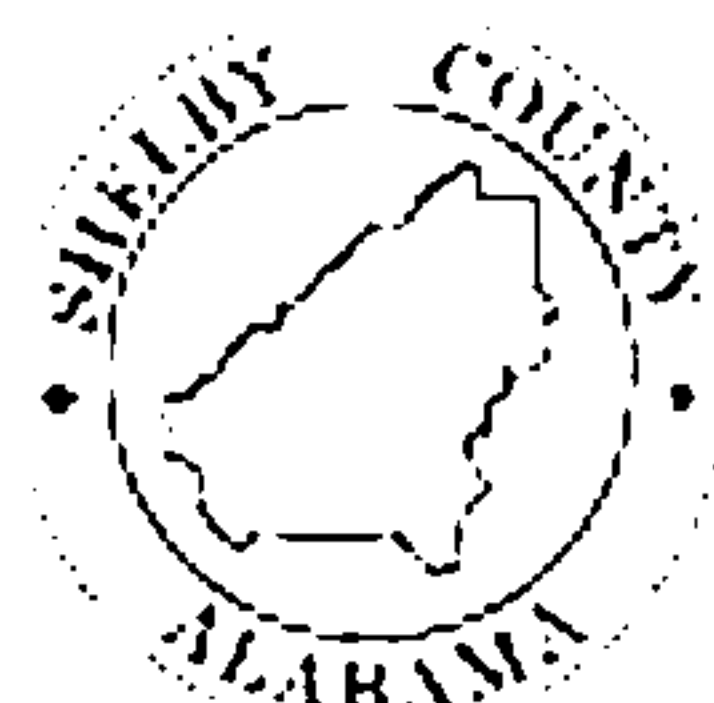
Date 01/06/2025Print UPLIFT HOMES, LLC☐ Unattested

(verified by) _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle oneDate 01/06/2025Print Miranda Leigh Gantt☐ Unattested

(verified by) _____

Sign Miranda Leigh Gantt(Grantor/Grantee/Owner/Agent) circle one**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****02/18/2025 12:00:56 PM****\$31.00 JOANN****20250218000047680***Allen S. Boyd*