

**THIS INSTRUMENT PREPARED BY:**  
R. Timothy Estes, Esq.  
Raymond Capital, LLC  
4226 Marden Way  
Vestavia, AL. 35242

**SEND TAX NOTICE TO:**  
Annabelle Kimbrough  
608 Valley View Drive  
Pelham, AL. 35124

**WARRANTY DEED**  
**Joint Tenants With Right of Survivorship**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of **Two Hundred Seventy-Nine Thousand Six Hundred Forty and 00/100 Dollars (\$279,640.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

**Woodbridge Opportunity Fund, Inc.** (herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

**Annabelle Kimbrough and Samuel Webb** (herein referred to as GRANTEES, whether one or more), the following described real estate situated in Jefferson County, Alabama, to-wit:

**Lot 21, Block 4, according to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted Subject to current mortgages, taxes, easements, covenants, conditions and restrictions of record.

**\$274,574.00** of the consideration was paid from a mortgage loan.

**\$9,787.00** of the consideration was paid from a mortgage second and subordinate to the first mortgage. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**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 GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

**IN WITNESS WHEREOF**, we have set our hands and seals this the 28th day of February 2025.

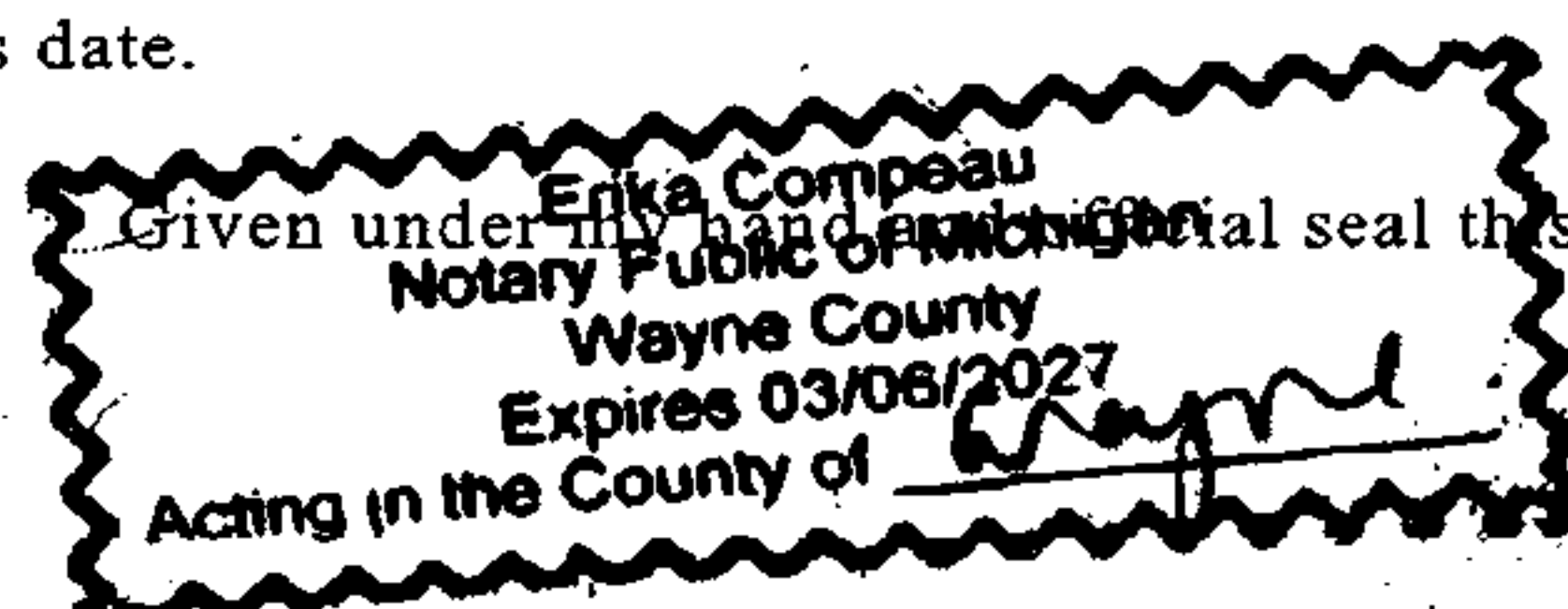
**WOODBIDGE OPPORTUNITY FUND, INC.**

  
By: William Dickson  
Its: President

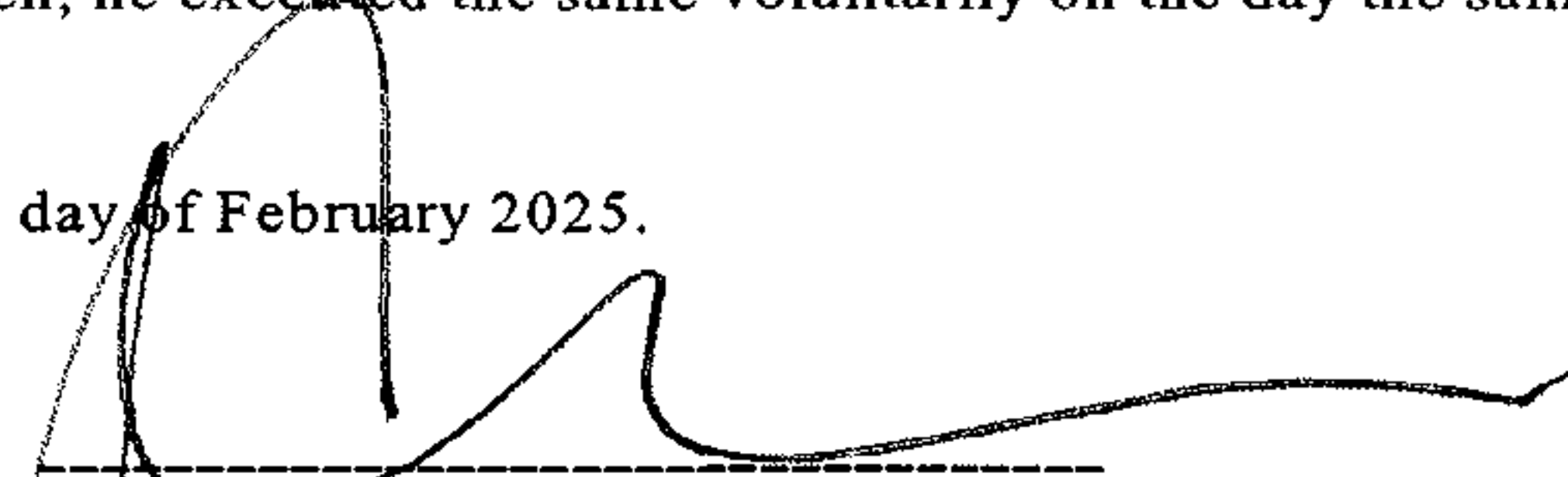
STATE OF MICHIGAN )

COUNTY OF Wayne )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Dickson whose name as President of Woodbridge Opportunity Fund, Inc. 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, as said officer and with full authority as such, he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 28th day of February 2025.

  
Notary Public -  
My Commission Expires:

### Real Estate Sales Validation Form

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

**Grantor's Name:** Woodbridge Opportunity Fund, Inc. **Grantees' Names:** Annabelle Kimbrough and Samuel Webb

**Mailing Address:** 1380 E. Jefferson Avenue  
Detroit, MI. 48207

**Mailing Address:** 608 Valley View Drive  
Pelham, AL. 35124

**Property Address:** 608 Valley View Drive  
Pelham, AL. 35124

**Date of Sale:** February 28, 2025

**Total Purchase Price:** \$279,640.00

OR Actual Value: \$ \_\_\_\_\_

OR ½ Assessor's Value: \$ \_\_\_\_\_

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 § 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

Date: 2-28-2025

Print Name: Woodbridge Opportunity Fund, Inc.

Signature: [Handwritten Signature]  
X Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested \_\_\_\_\_

(Verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2025 10:44:27 AM  
\$26.00 BRITTANI  
20250304000063970

*Brittani S. Bayl*