



2025030500065680 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
03/05/2025 11:34:44 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Jeremy Wright
Wright Homes, Inc.
1001 Beaumont Avenue STE 101
Birmingham, Al 35242
205.477.6700

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of \$1,000 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Taylor & Emily Surprenant (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.

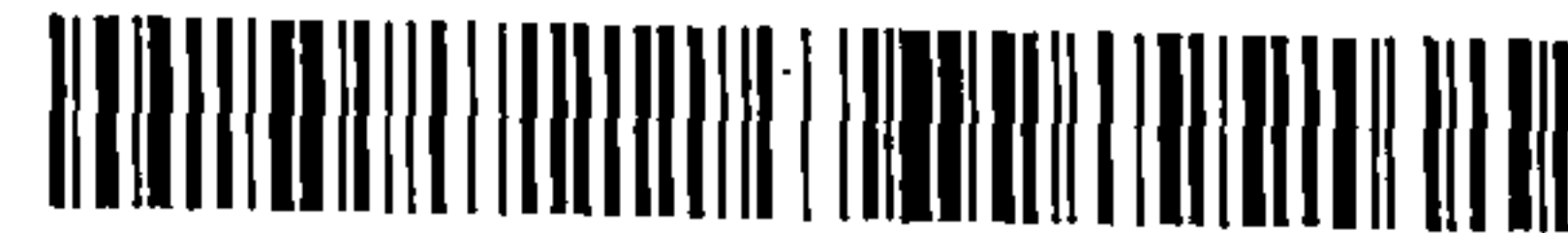
The Grantor warrants to the Grantee that the property is suitable for the construction of a residential dwelling, that it will support the weight of all improvements, and any occupant will eliminate or be able to dispose of sewage by means of a septic tank and field lines.

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 20th day of December, 2024.

Shelby County, AL 03/05/2025
State of Alabama
Deed Tax: \$1.00



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STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that TAYLOR + EMILY SURPHEMANT, 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 20th day of DECEMBER A.D., 2024.

Lisa Wooten
NOTARY PUBLIC

My Commission Expires: 6/30/26

EXHIBIT "A"



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LEGAL DESCRIPTION

Lot 345, according to the Survey of Creekwater Phase 111A, as recorded in Map Book 46, Page 100, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Taylor + Emily Surprenant
Mailing Address 163 Creekwater St.
Helena, AL 35080

Grantee's Name Wright Homes Inc
Mailing Address 1001 Beaumont Ave
Hoover, AL 35242

Property Address 163 Creekwater St.
Helena, AL 35080

Date of Sale
Total Purchase Price \$ 1,000
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.

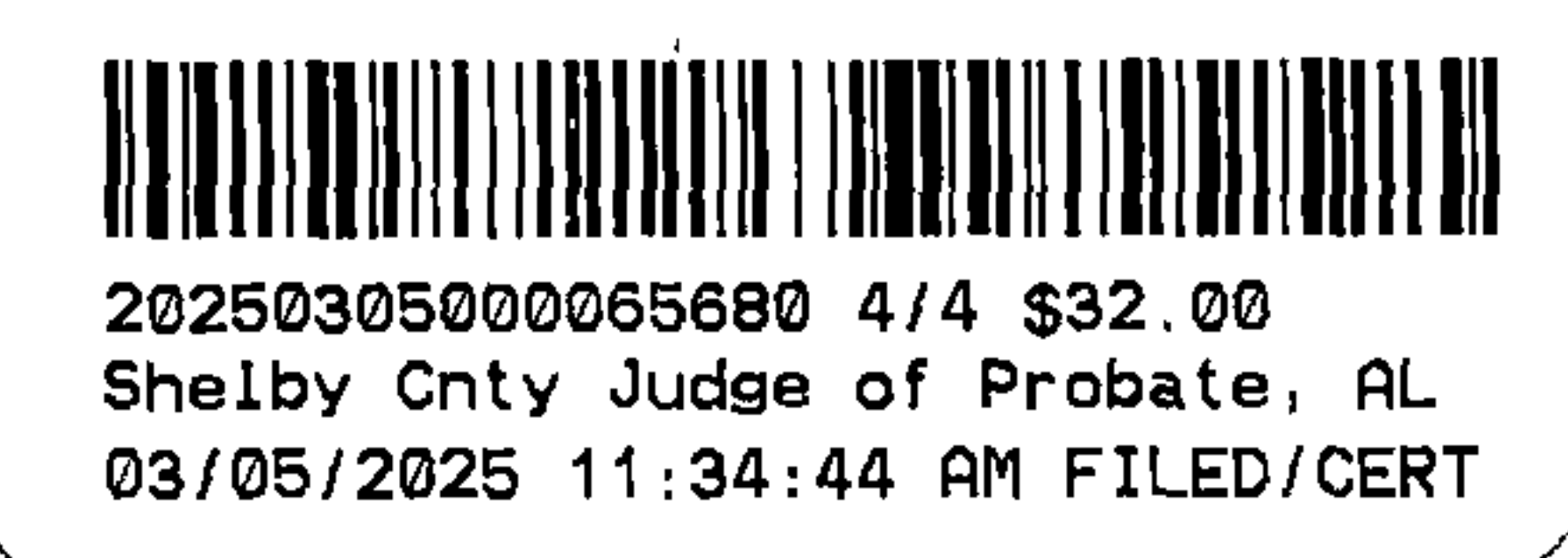
Instructions

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

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 3-5-2025

Print Lisa Wooten

Unattested

Sign

Lisa Wooten signature

(verified by)

(Grantor/Grantee/Owner/Agent) circle one