

This Instrument Prepared By:

Joseph R. Fuller
Fuller Hampton LLC
Attorneys At Law
422 Church Street
Alexander City, Alabama 35010
File No.: 2025-31

Send Tax Notices To:

5050 Caldwell Mill Road
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred Dollars (\$100.00) and other valuable considerations to the undersigned Grantor, **Simple Sell, LLC, a Florida limited liability company**, in hand paid by the Grantee, **Makenzie Grace McFall**, the receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1, according to the Koetter Survey, as recorded in Map Book 27, Page 89, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20250305000064970

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: \$340,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, Grantee's heirs, executors, administrators, successors and assigns forever.

AND THE GRANTOR, does for itself, its successors and assigns, covenant with said Grantee, the heirs, executors, administrators, successors and assigns of said Grantee, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, Grantee's heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by **Samvel Gevorgyan**, its **Manager**, has hereunto set their hand and seal, on this 27th day of February, 2025.

SIMPLE SELL, LLC



BY: SAMVEL GEVORGYAN
ITS: MANAGER

STATE OF Florida
COUNTY OF Duval

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Samvel Gevorgyan**, whose name as **Manager** of **Simple Sell, LLC**, 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, in such capacity and with full authority, executed the same voluntarily for said limited liability company on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2025.





NOTARY PUBLIC
My Commission Expires: 1/28/26

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Simple Sell, LLC
 Mailing Address 103 Century 21 Drive
 Suite 100
 Jacksonville, FL 32216

Grantee's Name Makenzie Grace McFall
 Mailing Address 2630 Hampshire Pike
 Columbia, TN 38401

Property Address 5050 Caldwell Mill Road
 Birmingham, AL 35242

Date of Sale 02/28/2025
 Total Purchase Price \$ 425,000.00

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 02/28/2025

Print Kara Harper

☐ Unattested

Sign

Kara Harper

 (verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/06/2025 11:26:33 AM
 \$113.00 BRITTANI
 20250306000067070

Allen S. Boyd