

FILE NO CWE-24-155

Tax Notice To:

UPLIFT HOMES, LLC
107 Brook hollow
Way Pelham AL 35127

STATE OF ALABAMA)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED THIRTY-SEVEN THOUSAND THREE HUNDRED TWENTY-SEVEN AND 84/100 DOLLARS US (\$137,327.84)** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **WILLIAM CODY STEWART, A SINGLE MAN**, (hereinafter referred to as “GRANTOR”), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **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 57, according to the survey of Southern Hills as recorded in Map Book 7, Page 72, Shelby County, Alabama records.

*Commonly known as 141 Southern Hills Court, Calera, AL 35050
*Parcel ID No.: 28-03-05-0-001-020.055
*This property is the homestead of the seller.
*This property is being taken subject to a certain mortgage given by Hometown Mortgage Services, Inc and assigned to Pennymac Loan Services, LLC, in the amount of \$95,543.00 dated August 15, 2013 and recorded in Inst. No. 20130829000352850 in the Shelby County Probate records. Said mortgage to remain due and owing.
*This property is being taken subject to a certain mortgage given by Discover Bank Home Loan, in the amount of \$50,000.00 dated 05/01/2021 and recorded as Instr. 20210505000223660 in the Shelby County Probate records. Sais mortgage to remain due and owing.

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 GRANTOR, for said GRANTORS, GRANTORS’ heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE’S heirs and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS’ 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.

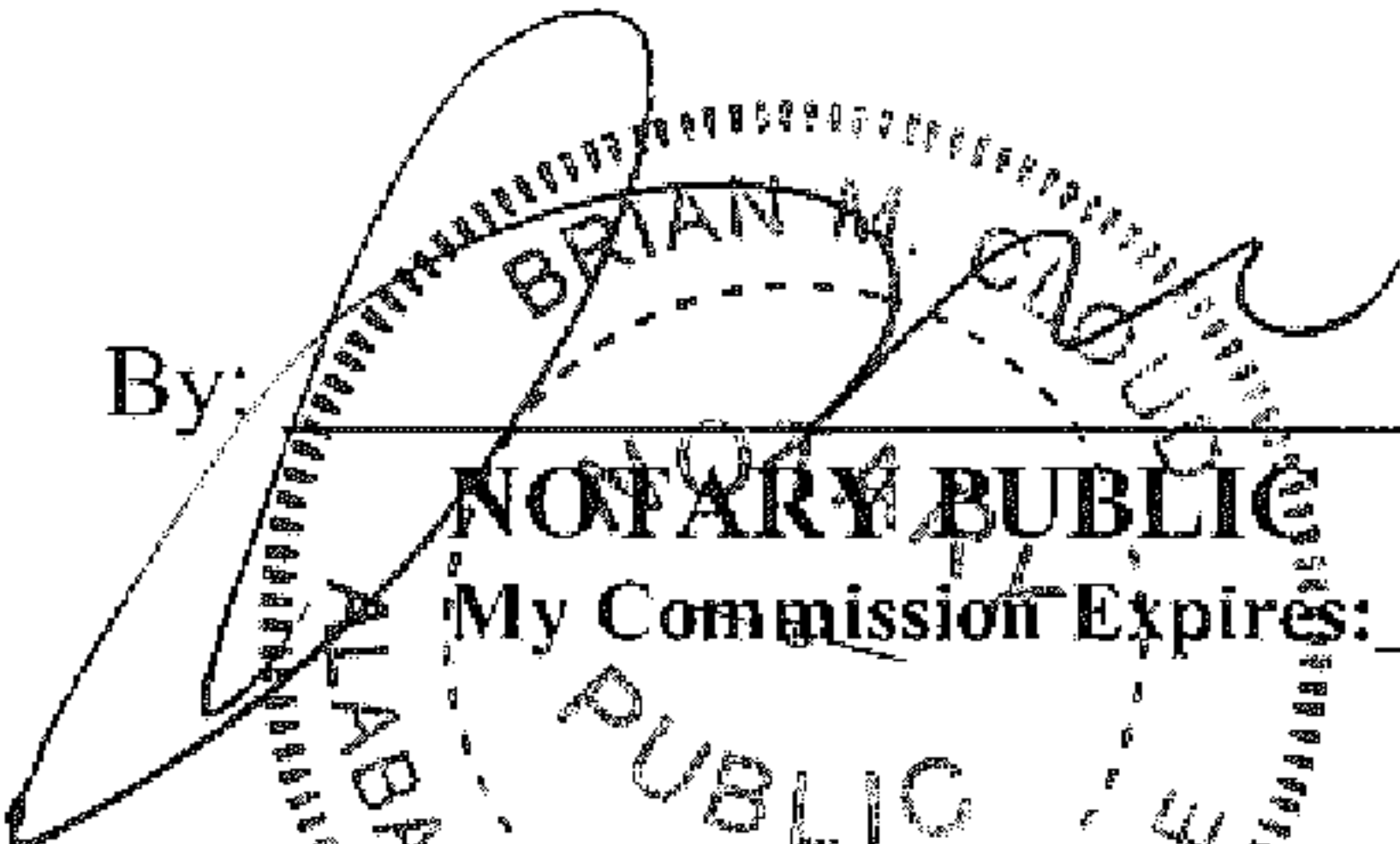
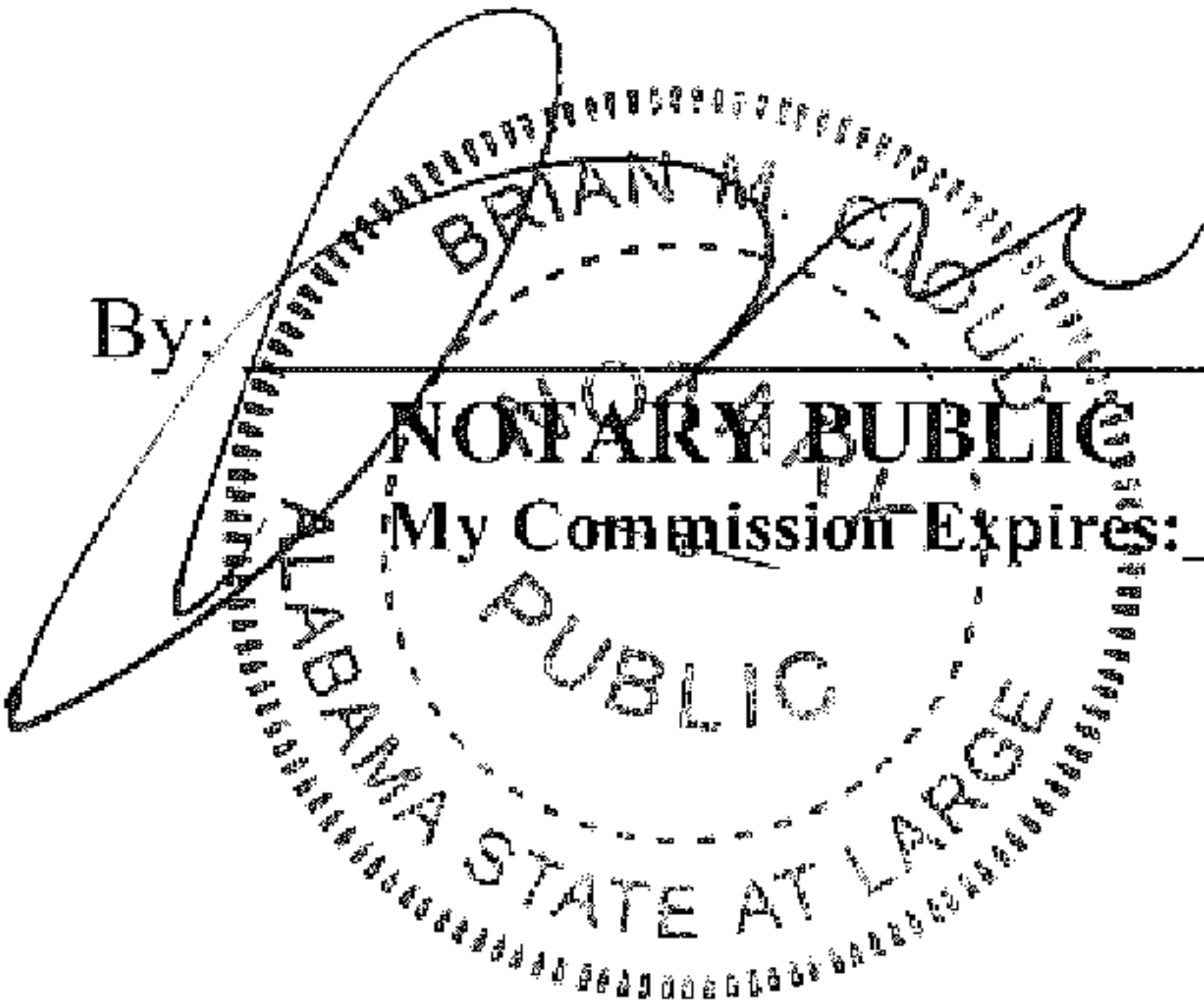
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of December 2024.

By: 
WILLIAM CODY STEWART

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William Cody Stewart**, 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 9th day of December 2024

By: 
NOTARY PUBLIC
My Commission Expires: 12-01-25


THIS INSTRUMENT PREPARED BY:
Brian 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	<u>William C. Stewart and</u>	Grantee's Name	<u>UPLIFT HOMES and</u>
Mailing Address	<u>141 Southern Hills Court</u> <u>Calera, AL 35040</u>	Mailing Address	<u>107 Brookhollows Way</u> <u>Prichard AL 35124</u>
Property Address	<u>141 Southern Hills Court</u> <u>Calera, AL 35040</u>	Date of Sale	<u>12/09/2024</u>
		Total Purchase Price	<u>137,327.84</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 12/09/2024

Print UPLIFT HOMES

☐ Unattested

(verified by) _____

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Date 12/09/2024

Print _____

☐ Unattested

(verified by) _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2025 01:22:01 PM
\$162.50 PAYGE
20250410000107050

Alexis S. Bayl