

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Hannah Brooke Copeland
567 Bentmoor Drive
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$265,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged,

P.A.P.A. Properties, LLC, an Alabama Limited Liability Company

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Hannah Brooke Copeland

(herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1410, according to the survey of Old Cahaba IV, Second Addition, Phase Three, as recorded in Map Book 33, at page 130, of the records in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$270,200.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, his/her successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is 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 his/her heirs and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 11th day of April, 2025.

P.A.P.A. Properties, LLC

By: *David Hare*
O. David Hare

Its: Managing Member

STATE OF ALABAMA

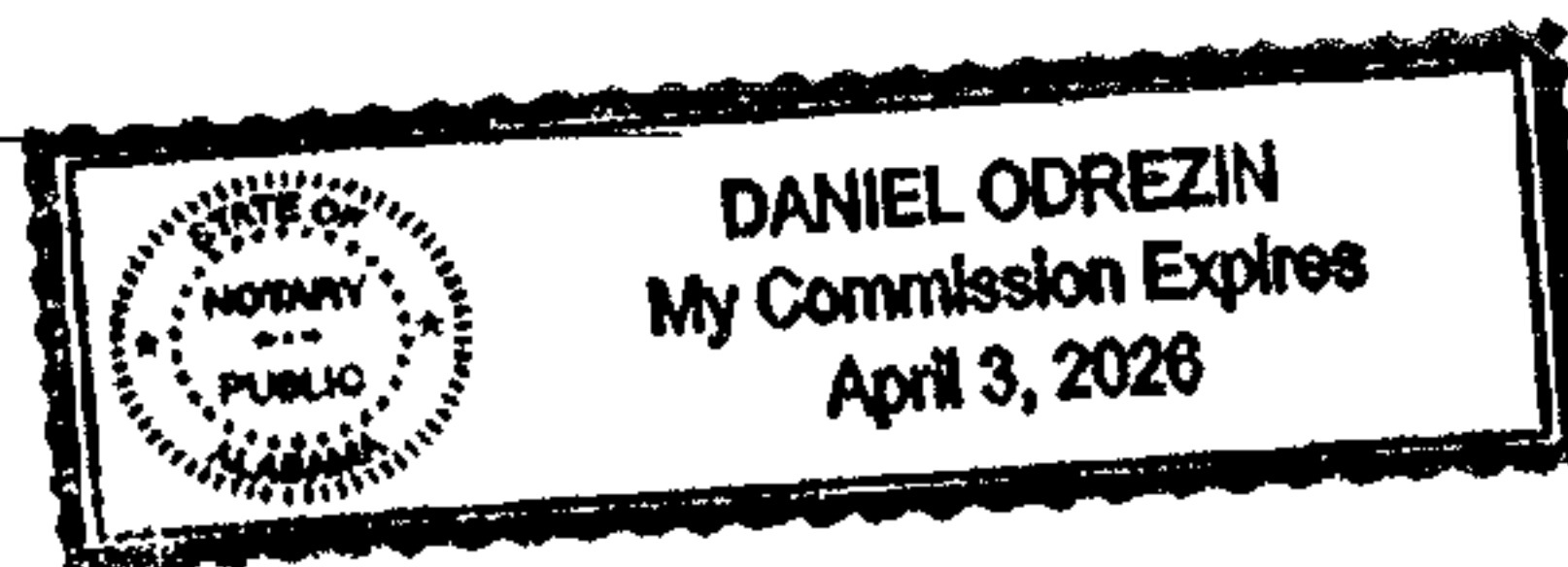
COUNTY OF *Jefferson*)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **O. David Hare** whose name as **Managing Member** of **P.A.P.A. Properties, 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, as such **Managing Member** and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 11th day of April, 2025

Notary Public *[Signature]*

My Commission Expires: _____



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>P.A.P.A. Properties, LLC</u> | Grantee's Name | <u>Hannah Brooke Copeland</u> |
| Mailing Address | <u>5128 Trace Crossings Dr.</u> | Mailing Address | <u>567 Bentmoor Drive</u> |
| | <u>Hoover, AL 35244</u> | | <u>Helena, AL 35080</u> |
| Property Address | <u>567 Bentmoor Drive</u> | Date of Sale | <u>April 11, 2025</u> |
| | <u>Helena, AL 35080</u> | Total Purchase Price | <u>\$265,000.00</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 ☐ 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 April 11, 2025

Print Daniel Odrezin

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

04/11/2025 03:03:36 PM

\$29.00 BRITTANI

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Form RT-1



Allen S. Bayl