

Prepared by:
Cynthia A. Martin
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2025-7999

Send Tax Notice To:
Wright Manor, LLC
3562 SADDLECREEK DR
BIRMINGHAM, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **THREE HUNDRED EIGHTEEN THOUSAND THREE HUNDRED AND 00/100 Dollars (\$318,300.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Geraldine M. Fatouretchi, an unmarried woman (herein referred to as **GRANTOR**, whether one or more) does by these presents grant, bargain, sell and convey unto Wright Manor, LLC, an Alabama Limited Liability Company (herein referred to as **GRANTEE**, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 43, according to the Survey of the Final Record Plat of Greystone Farms, Mill Creek Sector, Phase 1, as recorded in Map Book 22, Page 25, in the Probate Office of **SHELBY County, ALABAMA**.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

TO HAVE AND TO HOLD, to the said **GRANTEE**, its successors and assigns forever.

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

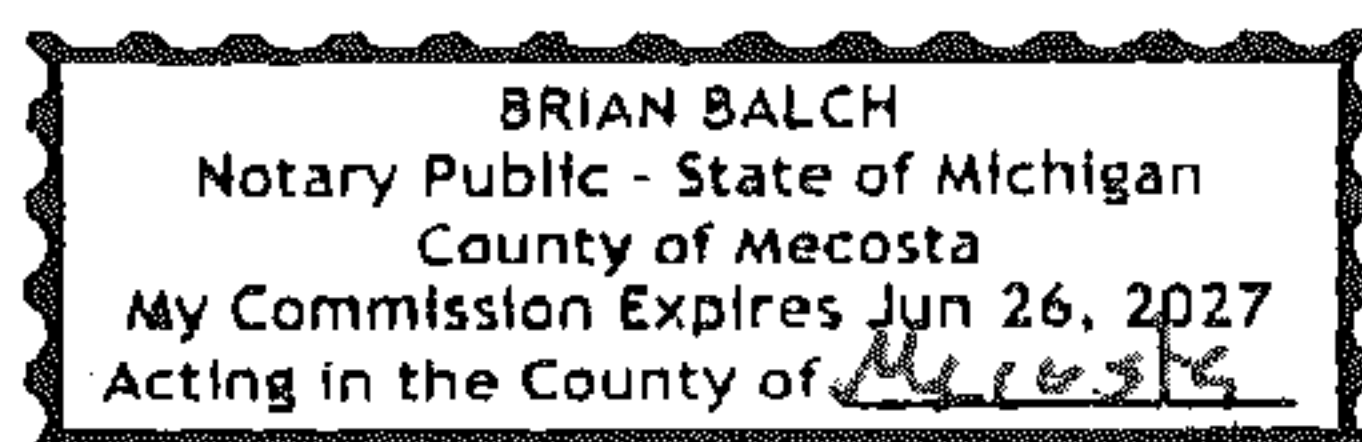
IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 23 day of July, 2025.

Geraldine M. Fatouretchi
Geraldine M. Fatouretchi

State of Michigan
County of Mecosta

I, Brian Balch, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Geraldine M. Fatouretchi, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he she / they executed the same voluntarily for and as his her / their act on the day the same bears date.

Given under my hand and official seal this 23rd day of July, 2025.



Brian Balch
Notary Public: Brian Balch
My Commission Expires: 6/26/2027

Real Estate Sales Validation Form

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

Grantor's Name Geraldine M. Fatouretchi
 Mailing Address 9100 Buchanan Rd
Mecosta, MI 49332
 Property Address 6019 Mill Creek Drive
Birmingham, AL 35242

Grantee's Name Wright Manor, LLC
 Mailing Address 3562 Saddlecreek Dr
Birmingham, AL 35242
 Date of Sale 7-23-2025
 Total Purchase Price \$318,300.00
 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 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).

Name: Geraldine M. Fatouretchi

Date: 23 day of July, 2025

Geraldine M. Fatouretchi
 Geraldine M. Fatouretchi

Angela Holcomb (Verified)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/25/2025 08:35:43 AM
 \$343.50 PAYGE
 20250725000225960

Allen S. Byrd