



20260401000094820 1/3 \$403.50
Shelby Cnty Judge of Probate, AL
04/01/2026 11:34:29 AM FILED/CERT

This Instrument Prepared by:

W. JORDAN KNIGHT
McRae, Smith, Peek, Harman & Monroe, LLP
P. O. Box 29
Rome, GA 30162-0029

SEND TAX NOTICE TO:

B & K Rental Properties, LLC
1301 Chelsea Park Trail
Chelsea, AL 35043

STATE OF Alabama
Jefferson COUNTY.

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*

TITLE NOT EXAMINED
WARRANTY DEED

Know all men by these Presents, That in consideration of TEN AND 00/100 (\$10.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, **KATRINA NICOLE DODSON and BRANDON RAY DODSON** (herein referred to as GRANTORS), hereby grant, bargain, sell and convey unto **B & K RENTAL PROPERTIES, LLC** (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to wit:

Being Lots 21-61, as shown on the Chelsea Park 21st Sector, Phase One, according to the map or plat thereof, recorded in Plat Book 55, Pages 98-A and 98-B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for the current year and any easements, restrictions or reservations of record, if any.

Subject property does not constitute the homestead of GRANTORS.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever. And the undersigned GRANTORS do for themselves and for their heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns, forever, against the lawful claims of all persons.

Shelby County, AL 04/01/2026
State of Alabama
Deed Tax: \$375.50

[SIGNATURE PAGE TO FOLLOW]



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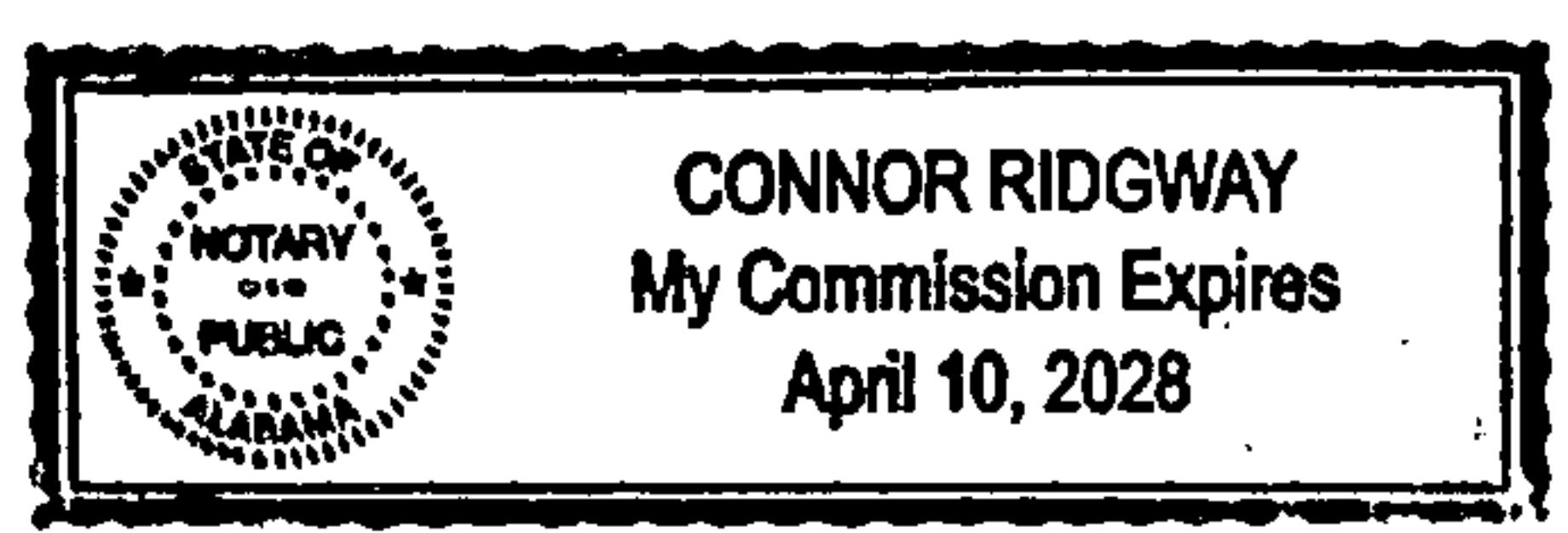
IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signatures and seals this 27 day of January, 2026.

Katrina Nicole Dodson
KATRINA NICOLE DODSON

STATE OF Alabama, Jefferson COUNTY.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATRINA NICOLE DODSON, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of January, 2026.



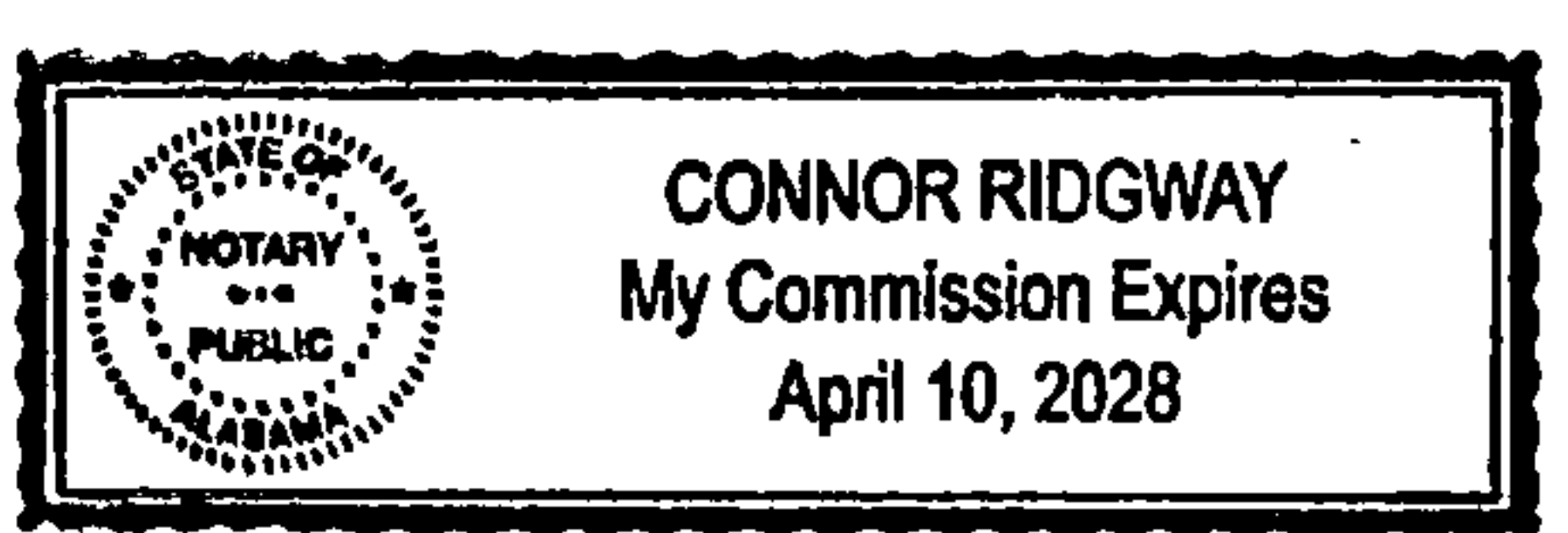
Connor Ridgway
NOTARY PUBLIC
Alabama COUNTY, Jefferson

Brandon Ray Dodson
BRANDON RAY DODSON

STATE OF Alabama, Jefferson COUNTY.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRANDON RAY DODSON, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of January, 2026.



Connor Ridgway
NOTARY PUBLIC
Alabama COUNTY, Jefferson

Real Estate Sales Validation Form

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

Grantor's Name Kateira & Brandon Dodson
Mailing Address 30104 Old Stone Drive
Birmingham, AL 35242

Grantee's Name BK Property Management
Mailing Address 30104 Old Stone Drive
Birmingham, AL 35242

Property Address 1301 Chelsea Park Trail
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 375,500.00

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,

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 4-1-26

Print Kateira Dodson

Sign Kateira Dodson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

