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03/01/2021 08:06:15 AM  
DEEDS 1/3

Send Tax Notice:  
Charles C. Hollyfield  
122 Lorrin Lane  
Sterrett, AL 35147  
PEL2100090

This Instrument Prepared By:  
Stewart & Associates, P. C. / S. Kent Stewart  
3595 Grandview Parkway, Ste 280  
Birmingham, AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00)** and other good and valuable consideration in hand paid to the undersigned, **Shelby Resources, Inc.**, an Alabama Corporation (**hereinafter "Grantor"**), the receipt of which is acknowledged, the undersigned Grantor does hereby grant, bargain, sell and convey unto **Charles C. Hollyfield (hereinafter "Grantee")**, the following described real estate situated in Shelby County, State of Alabama, to wit:

**Lot 66, according to the Final Plat of The Villages of Westover, Sector 1, as recorded in Map Book 39, Page 9 A & B, in the Probate Office of Shelby County, Alabama.**

**Subject to that outstanding right of redemption occurring from that certain foreclosure of the above-described property on or about the 23rd day of November, 2020; which foreclosure is evidenced by foreclosure deed dated December 8, 2020 and recorded on December 11, 2020 in Instrument No. 20201211000568270, in the Probate Office of Shelby County, Alabama. Said redemption period to expire on or about June 8, 2021.**

**Charles C. Hollyfield is one and the same person as Charles Christian Hollyfield.**

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

**\$207,070.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, and unto his heirs, executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 25<sup>th</sup> day of February, 2021.

Shelby Resources, Inc.  
Michael D. Phillips  
By: Michael D. Phillips  
Its: President

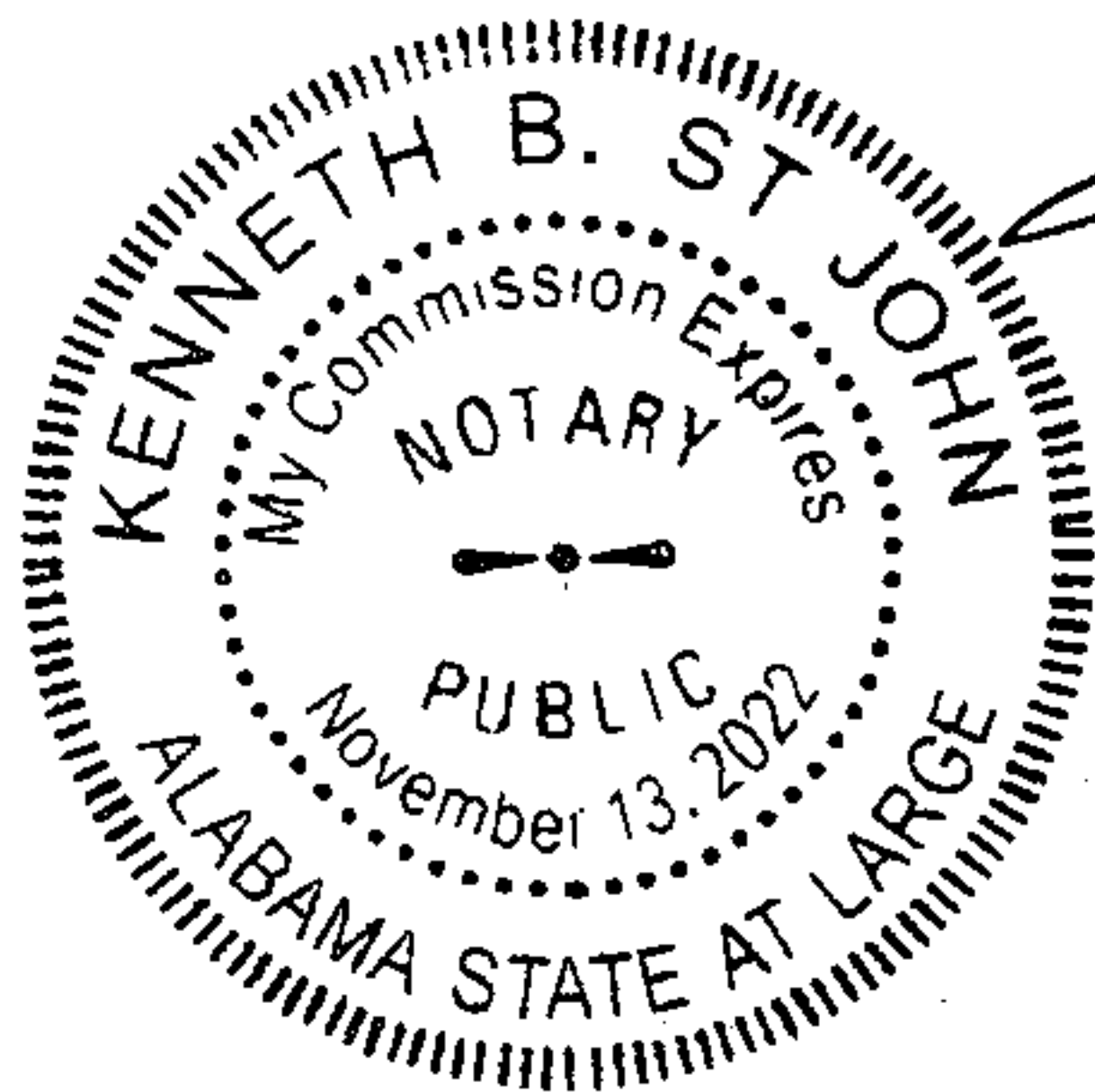
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Michael D. Phillips**, whose name as **President of Shelby Resources, Inc.**, an Alabama Corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of February, 2021.

(NOTARIAL SEAL)



Kenneth B. St John  
Notary Public  
Print Name: Kenneth B. St John  
Commission Expires: 11/13/2022

**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>Shelby Resources, Inc.</u>	Grantee's Name	<u>Charles C. Hollyfield</u>
Mailing Address	<u>P.O. Box 419</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>122 Lorrin Lane</u> <u>Sterrett, AL 35147</u>
Property Address	<u>122 Lorrin Lane</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>02/25/2021</u>
		Total Purchase Price	<u>\$ 205,000</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 02/26/2021 Print Hyland Wehunt

Unattested Hyland Wehunt Sign \_\_\_\_\_  
(verified by) (Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/01/2021 08:06:15 AM  
 \$29.00 CHERRY  
 20210301000099430

*Allen S. Bayl*