



20210517000242210 1/3 \$34.50
Shelby Cnty Judge of Probate, AL
05/17/2021 02:03:36 PM FILED/CERT

This Instrument was Prepared By:
Mary F. Roensch
P. O. Box 247
Alabaster, Alabama 35007

MAIL TAX NOTICE TO:

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Six Thousand One Hundred and no/100 Dollars (\$6,100.00) to the undersigned GRANTOR, Greenbriar, LTD., by its Managing General Partner, Farris Management Co., Inc. (herein referred to as GRANTOR), in hand paid by the GRANTEE'S herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Barry R. and Mary Judith Sadler, JTWROS

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION

BEGIN at the SW Corner of Lot 49 of Sterling Gate, Sector 2, Phase 2, as recorded in Map Book 36, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N86°48'05"W a distance of 109.95'; thence N03°13'11"E a distance of 160.00'; thence S63°47'41"E a distance of 119.49'; thence S03°14'51"W a distance of 113.30' to the POINT OF BEGINNING.

Said Parcel containing 15028.4 square feet or 0.34 acres.

SUBJECT TO:

Easements and restrictions of record.

Mining and mineral rights if not owned by GRANTORS.

TO HAVE AND TO HOLD to the said GRANTEE'S, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE's, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE's, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS who are authorized to execute this conveyance hereto set their signatures and seals, this 13th day of May, 2021.

BY:

Mary F. Roensch, President
Farris Management Co., Inc.
Managing General Partner of
Greenbriar, LTD

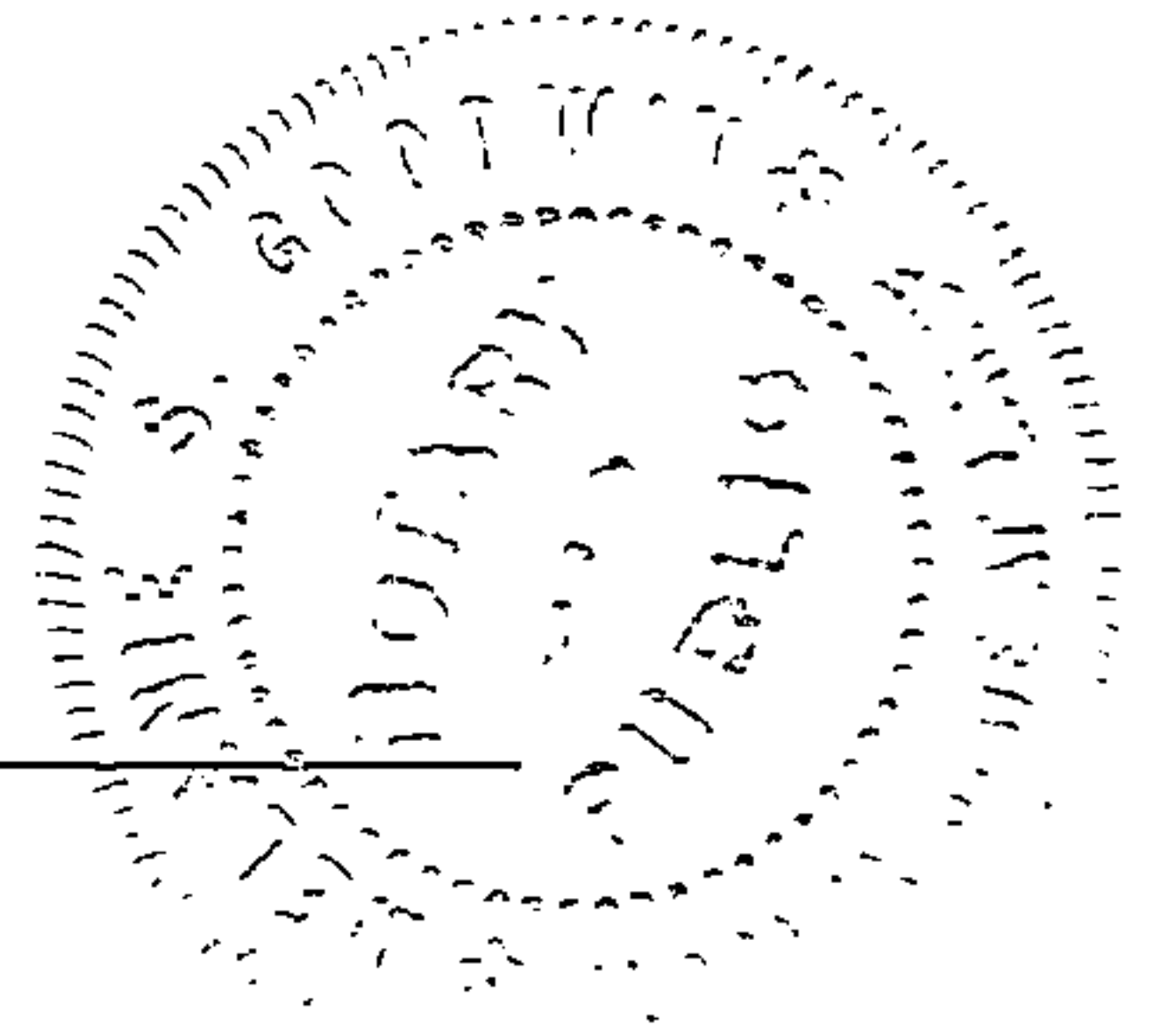
STATE OF ALABAMA)

SHELBY COUNTY)

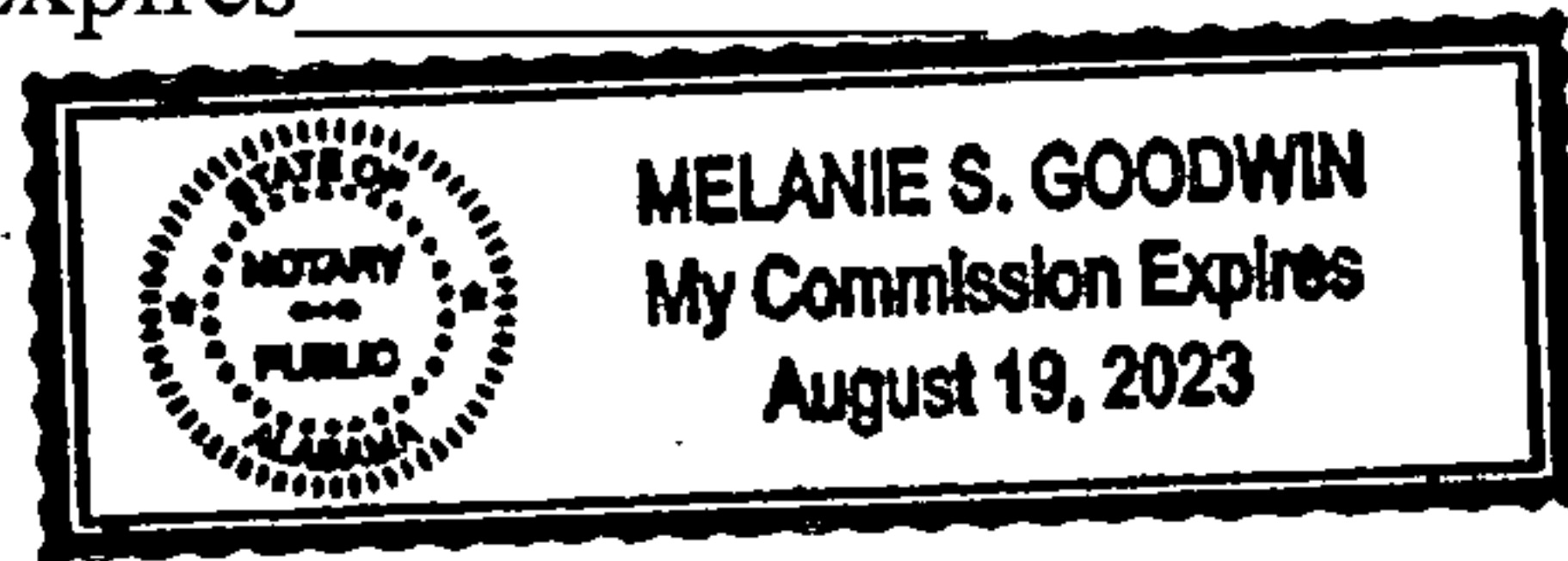
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY F. ROENSCH, as President of Farris Management Co., Inc. whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same voluntarily.

Given under my hand and official seal this 13 day of May, 2021.

Melanie S. Goodwin
Notary Public



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
Mailing Address

Greenbriar LTD
P.O. Box 247
Alabaster, AL 35007

Grantee's Name
Mailing Address

Barry R. Sadler
203 Sterling Gate Lane
Alabaster, AL 35007

Property Address

203 Sterling Gate Lane
Alabaster, AL 35007

Date of Sale

13 May 2021

Total Purchase Price

\$ 6,100.00

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
☐ 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 _____

Print

Barry R. Sadler

Unattested

Sign

Barry R. Sadler

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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