This Instrument was Prepared by:

Send Tax Notice To: Shawn Garmon

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051 132 Whitestone Wail Calera, al 35040

File No.: MV-21-27527

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Twenty Five Thousand Dollars and No Cents (\$25,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Bret A Zabransky and Paula R. Zabransky, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Shawn Garmon, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Lot 5 according to the Survey of Amended Map of Carleton Point, as recorded in Map Book 15, Page 108, in the Probate Office of Shelby County, Alabama.

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13th day of August, 2021.

Paula R. Zabransky

State of Alabama

County of Shelby

I, <u>LAYI CLUYK</u>, a Notary Public in and for the said County in said State, hereby certify that Bret'A Zabransky and Paula R. Zabransky, 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 on the day the same bears date.

Given under my hand and official seal this the 13th day of August, 2021.

Notary Public, State of Alabama

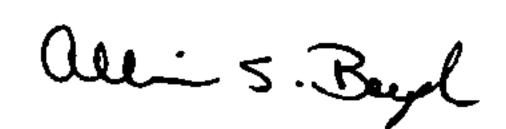
My Commission Expires: 11004



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County

Clerk 20210816000396440 08/16/2021 09:12:02 AM DEEDS 2/2 Shelby County, AL 08/16/2021 09:12:02 AM

08/16/2021 09:12:02 / \$50.00 BRITTANI 20210816000396440



Real Estate Sales Validation Form

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

Grantor's Name	antor's Name Bret A Zabransky Paula R. Zabransky		antee's Name	Shawn Garmon
Mailing Address	BOX 470 Wille HC 3		ailing Address	132 Whitestone Trail Caleman AL 35040
Property Address	0 Carleton Point Drive Wilsonville, AL 35186	Total P	urchase Price or Actual Value	August 13, 2021 \$25,000.00
		Assessor's	or Market Value	
The purchase price or actual value claimed on this form one) (Recordation of documentary evidence is not requested. Bill of Sale XX Sales Contract Closing Statement				ng documentary evidence: (check
If the conveyance of this form is not re		ation contains all of t	he required inf	ormation referenced above, the filing
7 · 7 · · · · · · · · · · · · · · · · ·		Instructions		
Grantor's name and current mailing add	•	name of the person	or persons cor	nveying interest to property and their
Grantee's name an conveyed.	d mailing address - provide the	name of the person	or persons to	whom interest to property is being
Property address -	the physical address of the pro	perty being conveye	d, if available.	
Date of Sale - the o	late on which interest to the pro	perty was conveyed	1 _	
Total purchase price the instrument offer	·	purchase of the pro	perty, both rea	al and personal, being conveyed by
	ed for record. This may be evi	1		I and personal, being conveyed by by a licensed appraiser of the
valuation, of the pro-		al official charged w	ith the respons	market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h).
-	that any false statements claim			document is true and accurate. I nposition of the penalty indicated in
Date August 11, 20	21	Print <u>E</u>	Bret A Zabransl	<y< td=""></y<>
Unattested	(verified by	Sign _	BASING (Grantor/9	Frantee/Owner/Agent) circle one