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12/07/2021 03:08:45 PM  
DEEDS 1/3

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
Gretchen Wolff Showalter & Donnia C  
115 Hollow Ct. Coleman  
Calera, AL 35040

**GENERAL WARRANTY DEED  
With Right of Survivorship**

**STATE OF ALABAMA**

}

**COUNTY OF SHELBY**

}

KNOW ALL MEN BY THESE PRESENTS:

① M212275  
THAT IN CONSIDERATION OF **Two Hundred Eighteen thousand Eight Hundred Eighty Dollars and NO/100 (\$218,880.00)** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Alabama Acreage Development, Inc., an Alabama Corporation**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Gretchen Wolff Showalter and Donnia C. Coleman** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

**Lot 4 in The Ranches at Shelby Lakes, according to the plat thereof recorded in Map Book 55, Page 24A, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$142,272.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantor does for itself and for its successors and assigns covenant with the said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

M212275

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this 3<sup>rd</sup> day of December, 2021.

**Alabama Acreage Development, Inc.,  
An Alabama Corporation**

*William G. Allen, Jr.*  
By: William G. Allen, Jr., its President

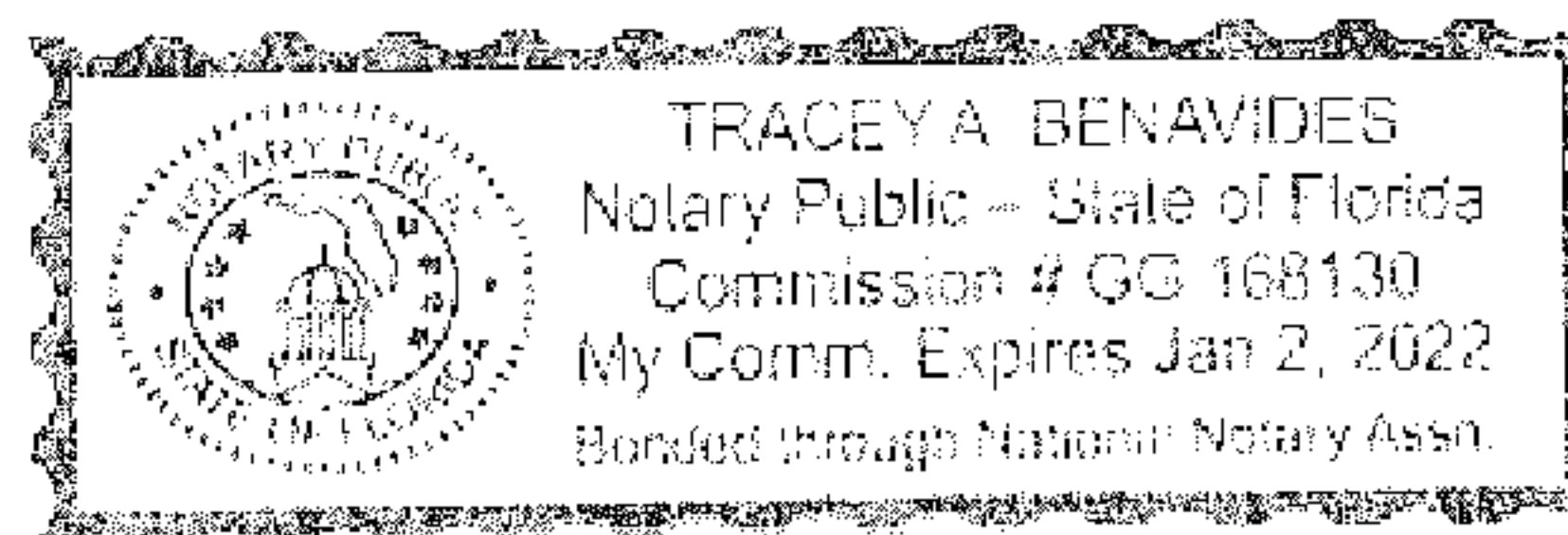
STATE OF FLORIDA  
COUNTY OF COLLIER

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **William G. Allen, Jr., whose name as President of Alabama Acreage Development, Inc.,** is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily in his capacity as President on the day the same bears date.

Given under my hand and official seal this the 3<sup>rd</sup> day of December, 2021.

Notary Seal

*Tracey A. Benavides*  
Notary Public  
My commission expires: 01/02/22



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Alabama Acreage Development,	Grantee's Name	Gretchen Wolff Showalter
Mailing Address <u>5150 Tamiami Trail W</u>	Mailing Address	Donnial C. Coleman
<u>Naples FL 34103</u>		<u>115 Hollow Ct</u>
Property Address	Date of Sale	<u>Calera AL 35042</u>
Lot 4 The Ranches at Shelby Lakes, Shelby, AL 35143	Total Purchase Price	December 6th, 2021
		\$218,880.00
	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)

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <input 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

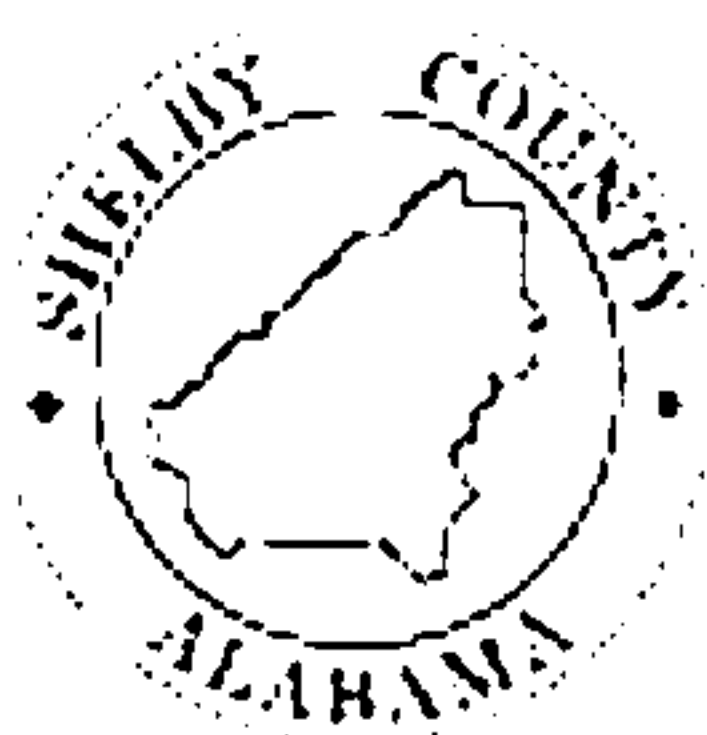
12/6/21

Print

Jeff News

Sign

(Grantor/Grantee/Owner/Agent) circle one



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

Shelby County, AL  
 12/07/2021 03:08:45 PM  
 \$105.00 JOANN  
 20211207000582640

Ann S. Bayl