


THIS INSTRUMENT PREPARED BY:
C. Terry Gregg, Jr.
Law Offices of Terry Gregg, L.L.C.
P.O. Box 2924
Tuscaloosa, Alabama 35403


20121023000406900 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
10/23/2012 11:35:11 AM FILED/CERT

SOURCE OF TITLE:

Deed Book: 290, Page 855
Instrument # 20021025000526350

Prepared without examination
of title.

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and no/100 (\$100.00) DOLLARS and other good and valuable consideration to the undersigned Grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged as sufficient, **Lisa Lively, a married woman and Robert David Ingram, a divorced man**, (herein referred to as **GRANTORS**) do hereby grant, bargain, sell and convey, unto **Clifford T. Gregg**, an unmarried man, (herein referred to as **GRANTEE**), his successors and assigns, all right, title and interest in and to the following described real estate situated in **Shelby County, Alabama** to-wit:

Parcel #1

A parcel of land situated in the NE ¼ of the NW ¼ of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the NW ¼ of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama and run N 89° 43' 48" W along the North line of the NE corner of the NW ¼ of said Section 12 a distance of 52.00'; thence S 14° 18' 30" W a distance of 412.87'; thence S 46° 10' 19" W a distance of 356.73' to the Point of Beginning of said parcel; thence N 89° 43' 48" W to a point on the East right-of-way line of Shelby County Highway #16; thence northerly along said right-of-way line to a point on the North line of the NE ¼ of the of the NW ¼ of said Section 12; thence S 89° 43' 48" E along said North line a distance of 592.32'; thence S 00° 16' 12" W a distance of 208.98'; thence S 89° 43' 29" E a distance of 188.80'; thence S 11° 29' 24" E a distance of 449.22' to the Point of Beginning.

Parcel #2

A parcel of land situated in the NE ¼ of the NW ¼ of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the NE corner of the NW ¼ of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama and run N 89° 43' 48" W along the North line of the of the NE ¼ of the of the NW ¼ of said Section 12 a distance of 52.00'; thence S 14° 18' 30" W a distance of 412.87'; thence S 45° 10' 19" W a distance of 356.73'; thence S 89° 43' 48" E to a point on the East line of 30 acres off the West side of the W ½ of the NE ¼ of said Section 12; thence northerly along said line to a point on the North line of the NW ¼ of the NE ¼ of said Section 12; thence Easterly along said North line to the Point of Beginning.

SUBJECT TO: Property taxes for 2012 and subsequent years, as well as any and all other rights, reservations, easements and restrictions of record.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises along with appurtenances unto the said Grantee, successors or assigns forever;

And said GRANTORS do for themselves, their heirs and assigns, covenant with said GRANTEE, his heirs, assigns, executors and administrators that GRANTORS are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that they possess a good right to sell and convey the same as aforesaid, and that they will and their successors and assigns shall, warrants and defends the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

This property is known as The Highway 16 Property located in Montevallo, Alabama 35115.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23rd day of October, 2012.

Robert David Ingram
Robert David Ingram

Lisa Lively
Lisa Lively

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert David Ingram, a divorced man**, 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 23rd day of October, 2012.

Frances H. Sammons
NOTARY PUBLIC
My Commission Expires: 5/14/16

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lisa Lively, a married woman**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of October, 2012.

Frances H. Sammons
NOTARY PUBLIC
My Commission Expires: 5/14/16

Please Send Tax Notice To:
Clifford T. Gregg
164 Albright Farm Road
Montevallo, Alabama



Real Estate Sales Validation Form

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

Grantor's Name Robert David Fugrum
Mailing Address 5944 Hwy. 16
Montevallo, Ala 35115

Grantee's Name Clifford T. Gregg
Mailing Address 164 Albright Farm Rd.
Montevallo, Ala 35115

Property Address Ray Land

Date of Sale 10/23/12
Total Purchase Price \$ 12,000.00
or
Actual Value \$ 12,000.00
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 10/23/12

Print Clifford T. Gregg

Sign [Signature]

☐ Unattested

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1