

**This instrument was prepared by:**

Mary Stewart Nelson, Esq.  
400 Century Park South, #224  
Birmingham, Alabama 35226

**Sent Tax Notices to:**

Justin & Amy Allen  
148 Highway 221  
Montevallo, AL 35115

**State of Alabama  
County of Shelby**

**20160412000120430  
04/12/2016 02:36:19 PM  
DEEDS 1/4**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
GENERAL WARRANTY DEED**

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I, Wright Homes, Inc., an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Justin Keith Allen and Amy Mims Allen, married husband and wife (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

**See Exhibit A for Legal Description**

**Parcel ID: 27-3-05-0-002-021.005**

**Property Address: 148 Highway 221, Montevallo, AL 35115**

Subject to:

- (1) Taxes or assessments for the year 2015 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, boundary lines, and rights of way of record

Be it known that \$230,706.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantees, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The Grantor covenants and agrees with the Grantees that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right

~~to sell and convey the same in fee simple; that the grantor is executing this Deed in~~  
accordance with the Articles of Incorporation and Bylaws of Wright Homes, Inc., which  
have not been modified or amended; that the property is free from encumbrances, and that  
the Grantor and that its successors and assigns shall warrant and defend the same to the  
Grantees, his, her or their heirs and assigns, against the lawful claims and demands of all  
persons.

In Witness Whereof, I have hereunto set my hand and seal this 11th day of April,  
2016.

  
Wright Homes, Inc.

**By: Diane Shotts**

**Title: Vice President Operations**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby  
certify that Diane Shotts, who serves as the Vice President Operations and is acting on  
behalf of Wright Homes, Inc. 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, as such officer and with full authority, he executed the same voluntarily and  
as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 11th day of April, 2016.



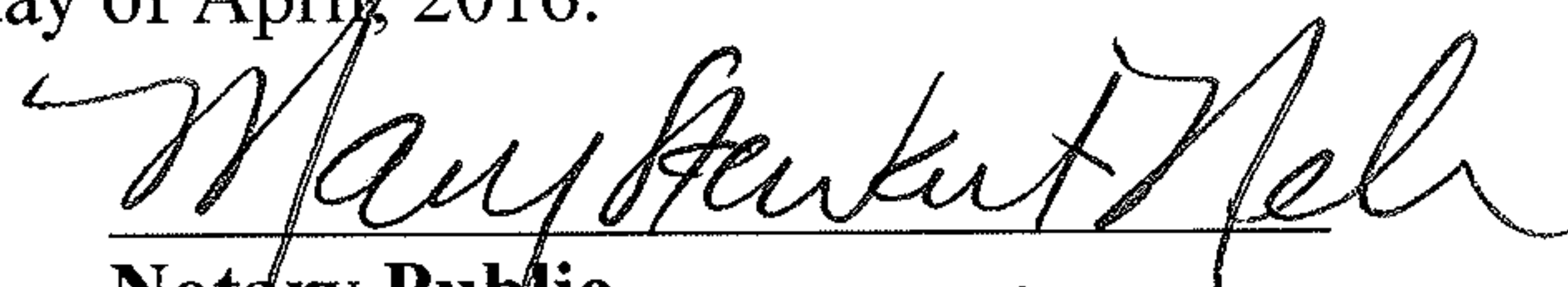
  
**Notary Public**  
My Commission Expires: 4/30/17

EXHIBIT A

Lot 6 and 25' off the east side of Lot 5 from the NW corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, run S 89°40'E along the North  $\frac{1}{4}$   $\frac{1}{4}$  line for 800.1'; ~~thence run S 01°53'E for 436.6' to the point of~~ beginning; thence continue said course 311.0' to a point on the North right of way line of an abandoned railroad; now being used as a public road, said right of way being 100.0'; thence run along said right of way line N 81°33'W for 175.0'; thence continue along said right of way N 79°53'W for 25.0'; thence run N 01°53'W for 237.10'; thence run S 84°26'40" E for 23.27'; thence run N 01°53' W for a distance of 62.90'; thence run S 84°26'40" E for a distance of 175.00' to the point of beginning.

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# Real Estate Sales Validation Form

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

Grantor's Name Wright Homes  
Mailing Address PO Box 429  
McCalla AL 35111

Grantee's Name Justin & Amy Allen  
Mailing Address 148 Hwy 221  
Monterosso AL 35115

Property Address 148 Hwy 221  
Monterosso AL 35115

Date of Sale 4/11/16  
Total Purchase Price \$ 248,039.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

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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 4/11/16

Print Mary Stewart Nelson

Sign Mary Stewart Nelson  
(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_  
(verified by)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/12/2016 02:36:19 PM  
\$40.50 CHERRY  
20160412000120430

*[Signature]*

Form RT-1