

SEND TAX NOTICE TO:
AGTAA Inc.
1520 Simmsville Road, Ste 500
Alabaster, AL 35007

20170803000279800
08/03/2017 08:23:06 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety-Five Thousand No/Dollars (\$95,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Michael Shawn Evans, a married man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto AGTAA Inc. (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.



I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Michael Shawn Evans whose name is/are signed to the foregoing instrument, and who is/are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

July, 2017.

Cheryl Dailly

A circular notary seal for Cassy L. Dailey. The outer ring contains the text "CASSY L. DAILEY" at the top and "STATE OF ALABAMA AT LARGE" at the bottom. The inner circle contains the text "NOTARY PUBLIC" and "My Comm. Expires June 4, 2018".

**EXHIBIT A
LEGAL DESCRIPTION**

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 3 West; thence run North along the East line of said 1/4 - 1/4 Section a distance of 661.70 feet; thence turn an angle of 85 deg. 02 min. to the left and run a distance of 296.27 feet to the point of beginning; thence continue in the same direction a distance of 372.80 feet; thence turn an angle of 76 deg. 33 min. to the left and run a distance of 320.17 feet; thence turn an angle of 103 deg. 27 min. to the left and run a distance of 553.49 feet to the West R.O.W. line of a count paved road; thence turn an angle of 72 deg. 52 min. to the left and run along said R.O.W. a distance of 41.33 feet; thence turn an angle of 107 deg. 08 min. to the left, and run a distance of 123.00 feet; thence turn an angle of 90 deg. 58 min. to the right and run a distance of 271.93 feet to the point of beginning. Situated in the NW 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT PROPERTY DESCRIBED AS FOLLOWS:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 3 West; thence run North along the East line of said 1/4 - 1/4 Section a distance of 661.70 feet; thence turn an angle of 85 deg, 02 min. to the left and run a distance of 296.27 feet to the point of beginning; thence continue in the same direction a distance of 126 feet; thence turn an angle of 76 deg. 33 min. to the left and run a distance of 278.84 feet to a point; thence turn an angle of 103 deg. 27 min. to the left and run a distance of 143 feet, more or less, to the SW corner of property presently owned by grantees; thence run Northerly along the Westerly boundary of the property presently owned by grantees herein a distance of 271.93 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Michael Shawn Evans
Mailing Address 971 County Road 820
Cullman, AL 35057

Grantee's Name AGTAA Inc.
Mailing Address 1520 Simmsville Rd, Ste 500
Alabaster, AL 35007

Property Address 1421 Simmsville Road
Alabaster, AL 35007

Date of Sale July 6, 2017
Total Purchase Price \$95,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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.

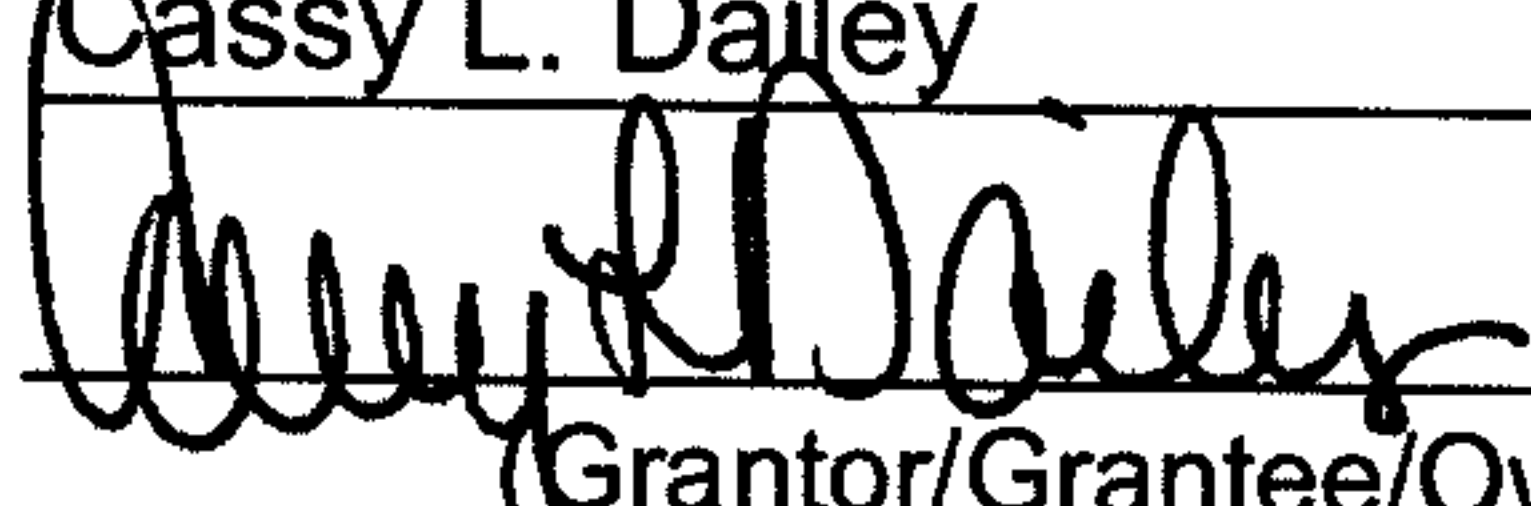
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 7/6/2017

☐ Unattested

Print Cassy L. Dailey

Sign 
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/03/2017 08:23:06 AM
\$116.00 CHERRY
20170803000279800

(verified by)

