

Parcel I.D. #: 27-5-21-3-304-005.001  
27-5-21-3-304-005-006

Send Tax Notice To: Herman Lehman  
8 Overhill Road  
Montevallo, AL 35115



20170918000338520 1/4 \$84.00  
Shelby Cnty Judge of Probate, AL  
09/18/2017 09:03:23 AM FILED/CERT

## WARRANTY DEED

(Tenants In Common)

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY     )

Shelby County, AL 09/18/2017  
State of Alabama  
Deed Tax: \$58.00

Know all men by these presents, that in consideration of the sum of Fifty-Eight Thousand Dollars and 00/100 (\$ 58,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Hal Willard Sawyer and Inez H. Sawyer, a married couple, being one and the same as Hal W. Sawyer and Inez H. Sawyer, a married couple** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Herman F. Lehman, III; Susan L. Lehman; Margaret P. Pepper; and Sarah E. Hogan, as tenants in common**, hereinafter known as the GRANTEE;

*PARCEL I: A part of Lots 19 and 30, of the original plan of Montevallo, Alabama; beginning at a point on the Southeast side of Valley Street 133 feet and 2 inches northeast (Valley Street running perpendicular to Shelby Street and 56 degrees East of North) from the intersection of the southeast side of Valley Street and the Northeast side of Shelby Street; Thence run Northeast along said Valley Street 25 feet; Thence run Southeast and perpendicular to Valley Street 150 feet; Thence run Southwest and parallel to Valley Street 25 feet; Thence run Northwest perpendicular to and toward Valley Street to the Point of Beginning.*

*PARCEL II: Commence at the intersection of the NW line of Broad Street and the NE line of Shelby Street in the Town of Montevallo, Alabama and run northeasterly along the said line of Broad Street for 133.2 feet; Thence turn an angle of 90 degrees 28 minutes 36 seconds to the left and run parallel to Shelby Street for 149.08 feet to the Point of Beginning; Thence continue along the last described course for 149.08 feet to a point on the SE side of Valley Street; Thence turn an angle of 89 degrees 31 minutes 24 seconds to the left and run southwesterly along the SE side of Valley Street for 25.5 feet; Thence turn an angle of 90 degrees 28 minutes 36 seconds to the left and run southeasterly and parallel to Shelby Street for 149.08 feet; Thence turn an angle of 89 degrees 31 minutes 24 seconds to the left and run northeasterly 25.5 feet back to the Point of Beginning. According to the survey of William J. Egan, Jr., Registered Land Surveyor, as revised on June 28, 1978. Situated in Shelby County, Alabama.*

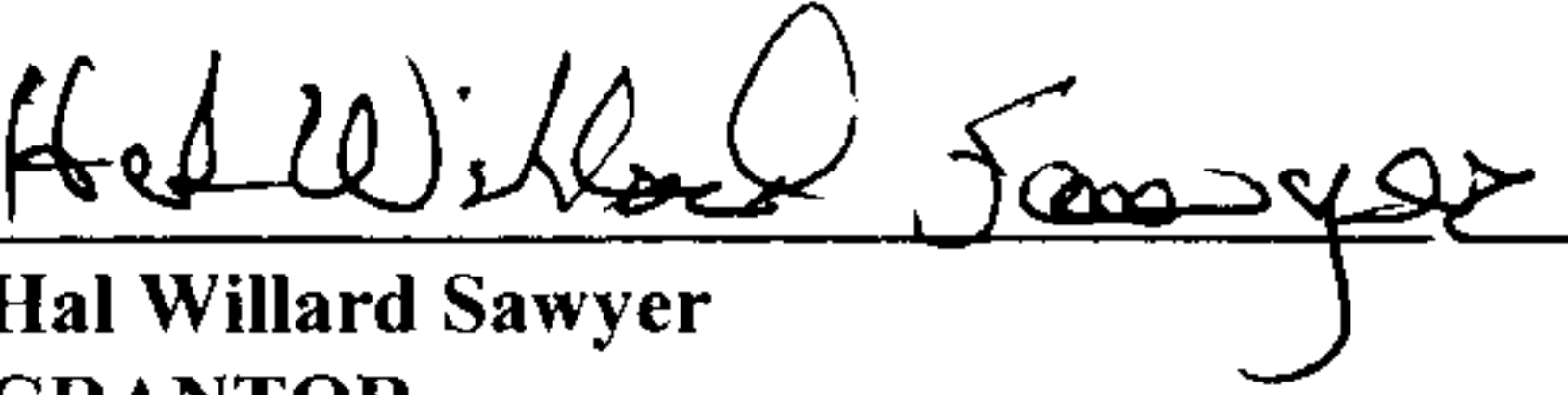
Subject to any and all easements, rights of way and restrictions of record.

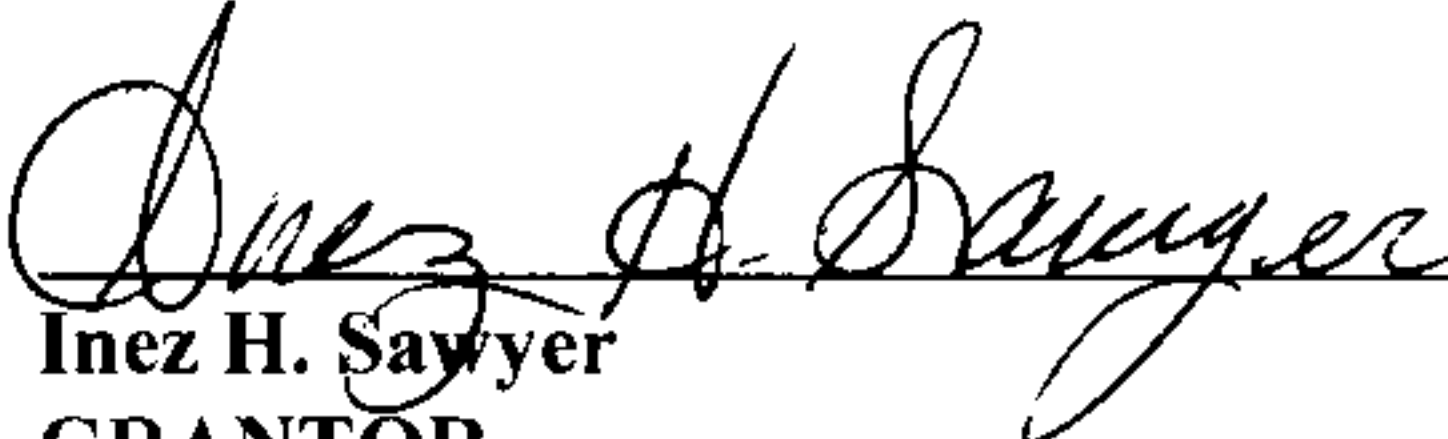
The legal description was provided by the GRANTOR and was taken from the title commitment prepared simultaneously herewith by Shelby County Abstract & Title Company, Inc., under policy number # S-17-24112 . This deed was prepared without the benefit of a survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.


And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 15 Day of Sept., 2017.

  
Hal Willard Sawyer  
GRANTOR

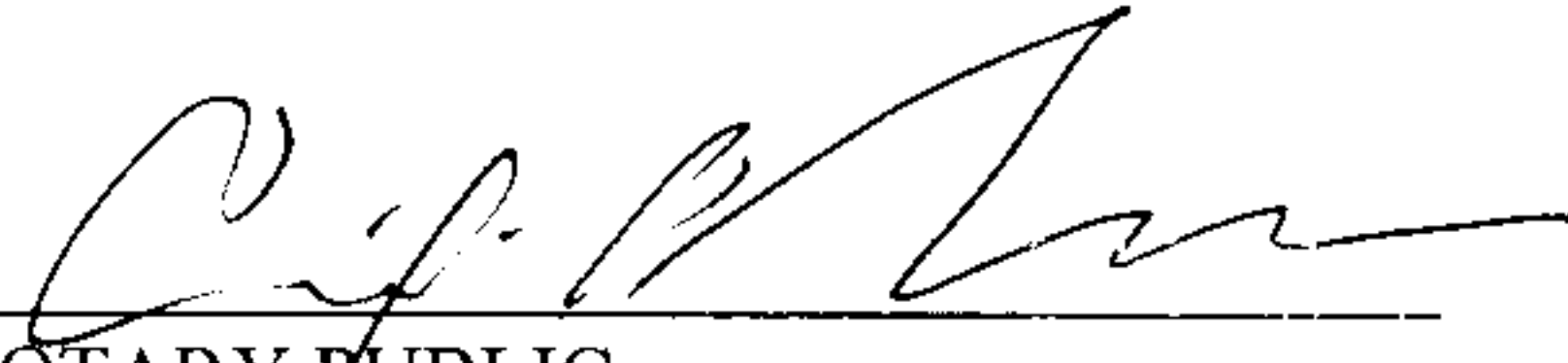
  
Inez H. Sawyer  
GRANTOR

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

  
20170918000338520 2/4 \$84.00  
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I, the undersigned, a Notary Public in and for said State, do hereby certify that *Hal Willard Sawyer* and *Inez H. Sawyer*, a married couple, being one and the same as *Hal W. Sawyer* and *Inez H. Sawyer*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.


Given under my hand and official seal of office on this the 15 Day of Sept, 2017.

  
NOTARY PUBLIC  
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

Closing did not occur in the office of the preparer.

  
20170918000338520 3/4 \$84.00  
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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 Hal Sawyer  
Mailing Address \_\_\_\_\_

Grantee's Name Harmon Lehman  
Mailing Address 8 Overhill Rd.

Montevallo, AL 35115

Property Address 620 + 630 Valley St.  
Montevallo, AL 35115

Date of Sale 9/15/17

Total Purchase Price \$ 58,000.

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 9/15/17

Unattested

(verified by)

Print Inez H. Sawyer

Sign Inez H. Sawyer

(Grantor/Grantee/Owner/Agent) circle one