

Parcel I.D. #:

Send Tax Notice To: Terry Gregg

WARRANTY DEED


20180709000243020 1/3 \$71.00
Shelby Cnty Judge of Probate, AL
07/09/2018 01:40:25 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Shelby County, AL 07/09/2018
State of Alabama
Deed Tax: \$50.00

Know all men by these presents, that in consideration of the sum of Fifty Thousand Dollars and 00/100 (\$50,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Robert David Ingram, a single man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Terry Gregg**, hereinafter known as the GRANTEE;

Commence at the SW corner of the NE 1/4 of the NW 1/4, Section 12, Township 22 South, Range 3 West, and run northerly along the west boundary of said 1/4-1/4 section a distance of 250 feet to the Point of Beginning; Then continue along last described course a distance of 294 feet; Then turn right and run easterly and parallel with the south boundary of said 1/4-1/4 section a distance of 300 feet; Then turn right and run southerly parallel with the west boundary of said 1/4-1/4 section a distance of 294 feet; Then turn right and run westerly parallel with the south boundary of said 1/4-1/4 section a distance of 300 feet to the Point of Beginning.

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

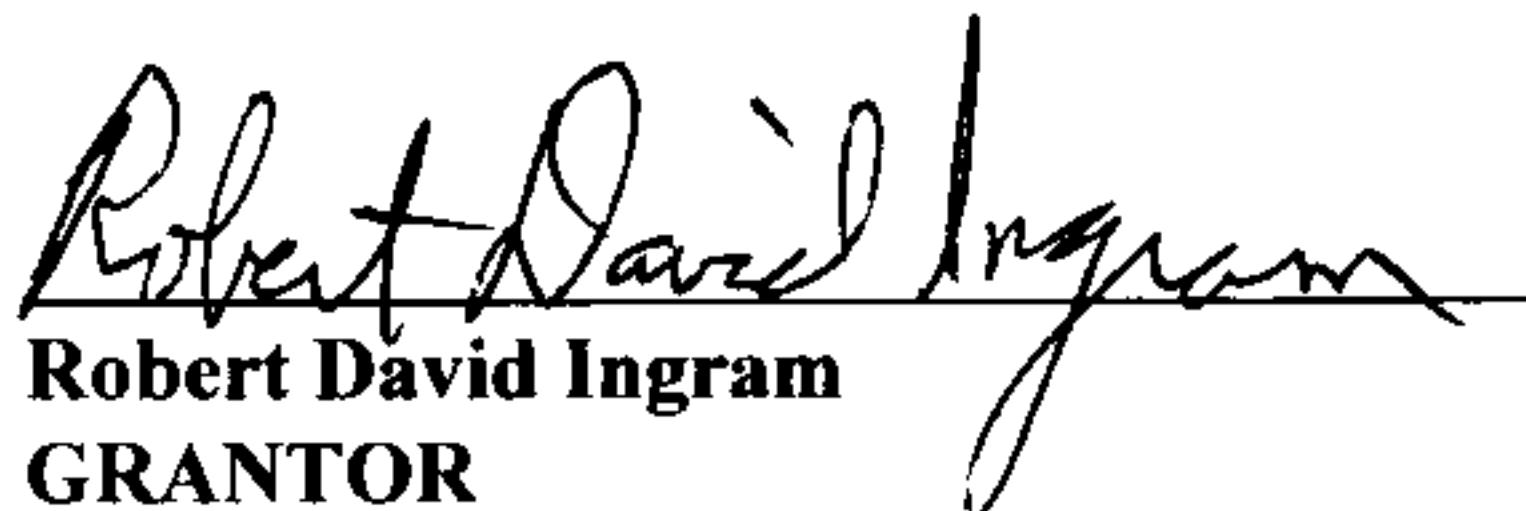
The legal description was provided by the GRANTOR and was taken from that certain deed recorded in as Instrument # 20180525000183720, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

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
4 Day of July, 2018.


Robert David Ingram
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Robert David Ingram*, 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 4 Day of
July, 2018.


NOTARY PUBLIC

My Commission Expires: ~~My~~ Commission Expires August 31, 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.



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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 Robert Ingram
Mailing Address _____

Grantee's Name Terry Gregg
Mailing Address 1164 Albright farm Rd
Montevallo

5944 Hwy 16
Montevallo

Property Address 5944 Hwy 16
Montevallo

Date of Sale 7/6/18

Total Purchase Price \$ 50,000

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
☐ 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 7/9/18

Unattested

Print

Sign

Terry Gregg
Terry Gregg
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1