

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Ferman H. Garrett
286 Garrett Lakes
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO THOUSAND TWO HUNDRED DOLLARS AND ZERO CENTS (\$2,200.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Haley Dodson Evans and husband Jeff Evans** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Ferman H. Garrett** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at the SE Corner of the NW 1/4 of the NE 1/4 of Section 8, Township 24 North, Range 15 East, Shelby County, Alabama; thence N00°00'00"W, a distance of 298.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 410.46'; thence S90°00'00"W, a distance of 50.00'; thence S20°56'24"W, a distance of 390.47'; thence S76°25'25"E, a distance of 195.00' to the POINT OF BEGINNING.

Said Parcel containing 1.10 acres, more or less.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

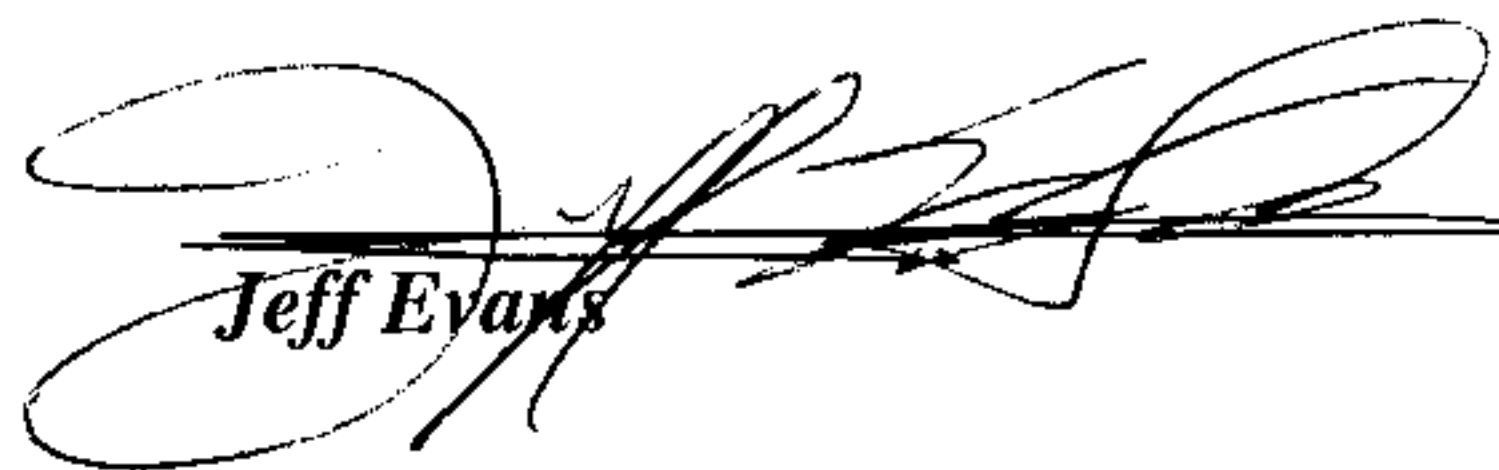
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of September, 2018.



Haley Dodson Evans

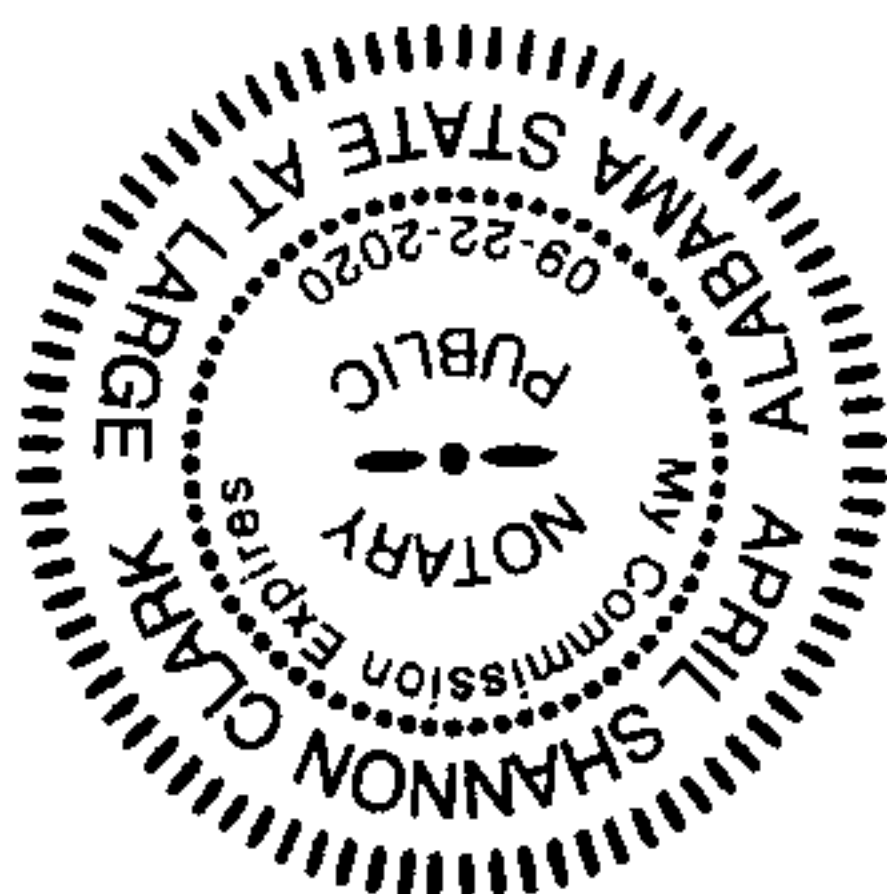


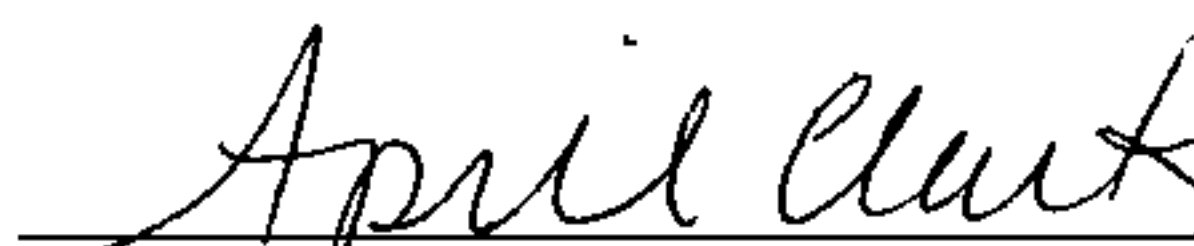
Jeff Evans

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Haley Dodson Evans and Jeff Evans**, 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 7th day of September, 2018.





Notary Public
My Commission Expires: 9/22/2020


20180910000325200 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
09/10/2018 03:56:15 PM FILED/CERT

Shelby County, AL 09/10/2018
State of Alabama
Deed Tax: \$2.50

Real Estate Sales Validation Form

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

Grantor's Name Hailey Evans
Mailing Address 565 Richard Porter Rd
Shelby, AL 35143

Grantee's Name Ferman Garrett
Mailing Address 286 Garrett Lakes
Shelby, AL 35143

Property Address Vacant land
Shelby, AL 35143

Date of Sale Sept. 7, 2018
Total Purchase Price \$ 2,200.00
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
☒ 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 _____

Print Hailey Evans

Unattested _____

Sign [Signature]

ified by)

(Grantor/Grantee/Owner/Agent) circle one



20180910000325200 2/2 \$20.50
Shelby Cnty Judge of Probate, AL
09/10/2018 03:56:15PM FILED/CERT

Form RT-1