

Send tax notice to:
BFS Properties, LLC
619 Main Street
Montevallo, AL 35115

PEL1800632
This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Five Thousand and 00/100 Dollars (\$25,000.00) in hand paid to the undersigned, **Robert B. Hughes, Jr. and wife, Elaine W. Hughes** (hereinafter referred to as "Grantor"), by **BFS Properties, LLC** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Lot 19, according to the Original Plan of the Town of Montevallo, described as follows:
Commence at the Southernmost corner of Lot 19, according to the Original Plan of the Town of Montevallo and run Northeasterly for 28.0 feet to point of beginning; thence continue along last described course for 6.00 feet; thence left 90 degrees 00 minutes and run Northwesterly for 148.00 feet; thence left 90 degrees 00 minutes and run Southwesterly for 6.00 feet; thence left 90 degrees 00 minutes and run Southeasterly for 148.00 feet to point of beginning; being situated in Shelby County, Alabama.

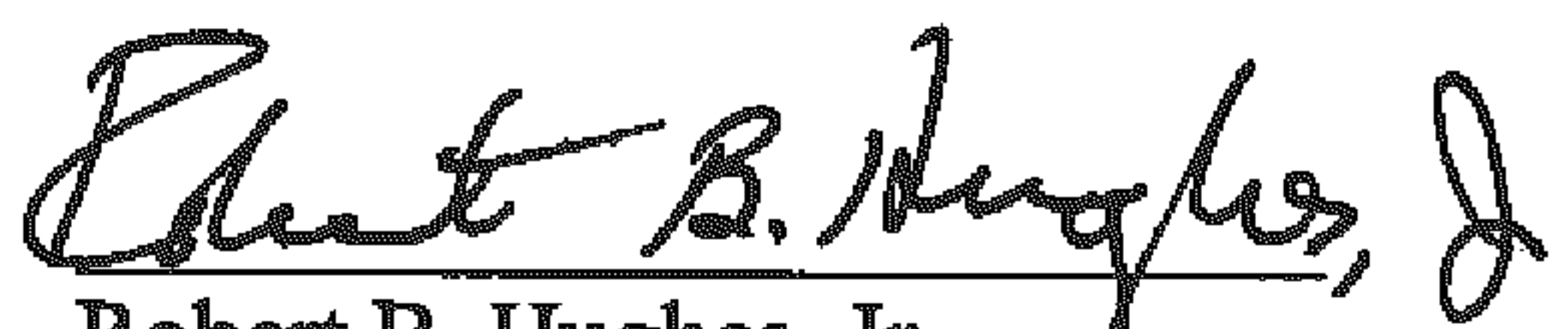
Property Address: 619 Main Street, Montevallo, AL 35115

**SUBJECT TO: ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.**

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, its successors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, its successors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 15th
day of October, 2018.


Robert B. Hughes, Jr.

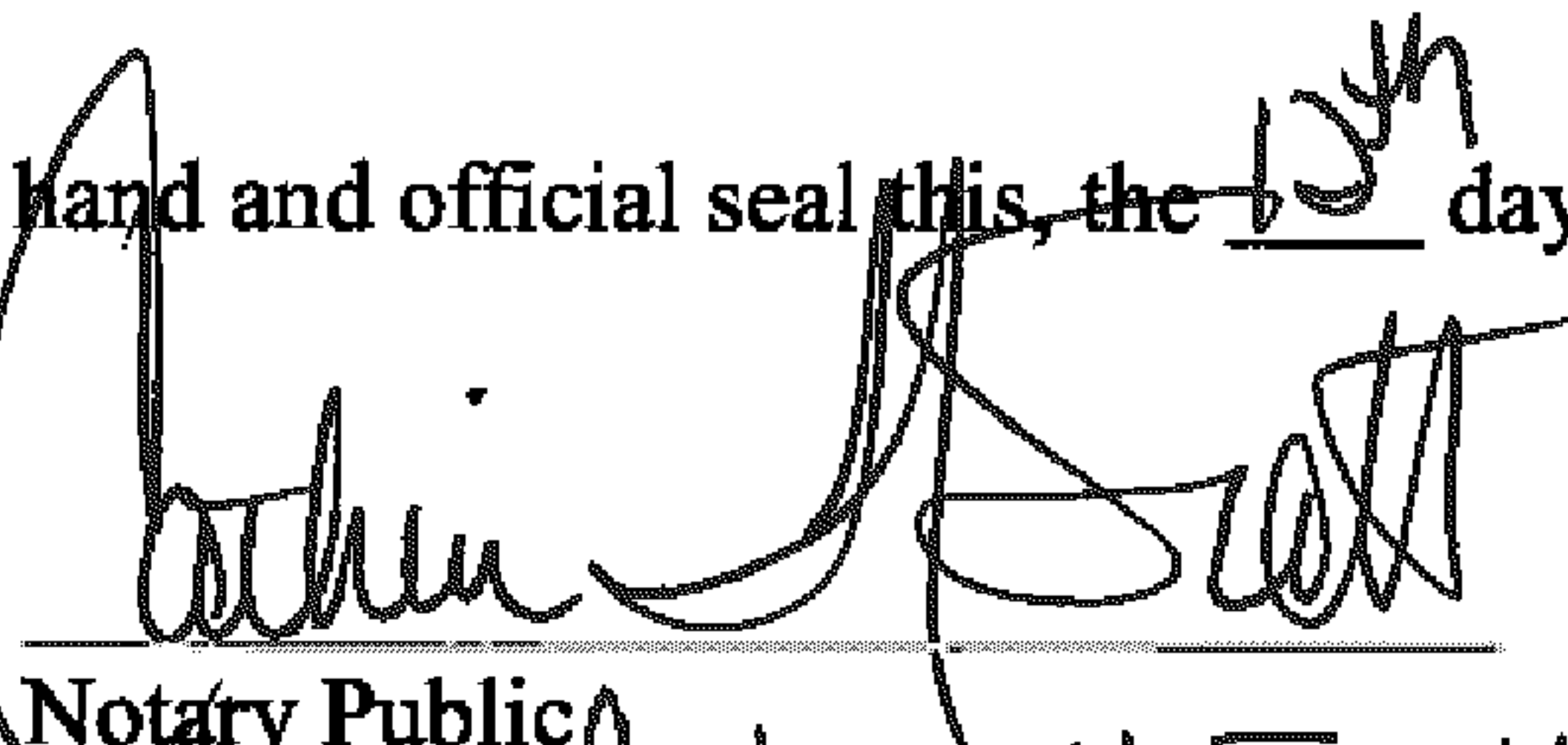

Elaine W. Hughes

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert B. Hughes, Jr. and wife, Elaine W. Hughes, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 15th day of October, 2018.

(Notary Seal)


Notary Public
Print Name: Catherine H. Scott
Commission Expires: 7-25-2022



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 B. Hughes Jr.
 Mailing Address Elaine W. Hughes
P.O. Box 300
Montevallo, AL 35115

Grantee's Name BFS Properties, LLC
 Mailing Address 619 Main Street
Montevallo, AL 35115

Property Address 619 Main Street
Montevallo, AL 35115

Date of Sale 10/12/18
 Total Purchase Price \$ 25,000.00
 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
☒ 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 10/12/18

Print Courtney Snow

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/16/2018 04:11:05 PM
 \$46.00 CHERRY
 20181016000367000

Alvin S. Bayl