

20190212000045740
02/12/2019 01:17:56 PM
DEEDS 1/2

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Four Thousand Three Hundred Fifty Dollars (\$4,350.00) and other good and valuable consideration, to the undersigned Grantors, **The Westervelt Company**, in hand paid by the GRANTEE, **Carol Anne Tucker**, the receipt whereof is hereby acknowledged, the said Grantors, **The Westervelt Company**, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee **Carol Anne Tucker**, the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land containing 2.90 acres, located in the NW ¼ of the SE ¼, Section 9, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said ¼- ¼ section, said point being the point of beginning; thence run North 88 degrees 27 minutes 26 seconds West along the South boundary of said ¼- ¼ section 745.34 feet to an iron pin at the intersection of the Southeast right of way of Shelby County Highway No. 54; thence run in a Northeasterly direction along said right of way the following bearings and distances: North 57 degrees 55 minutes 01 seconds East 165.69 feet; North 61 degrees 08 minutes 01 seconds East 75.72 feet; North 71 degrees 12 minutes 57 seconds East 100.95 feet; North 78 degrees 07 minutes 27 seconds East 54.92 feet; North 77 degrees 34 minutes 47 seconds East 168.59 feet; North 75 degrees 54 minutes 06 seconds East 100.72 feet; North 72 degrees 02 minutes 29 seconds East 134.28 feet to an iron pin at the intersection of the East boundary of said ¼- ¼ section; thence run South 0 degrees 11 minutes 55 seconds West along said boundary 290.63 feet to the point of beginning.

Grantor herein reserves all mineral and mining rights to the above described property.

This conveyance is made subject to any and all restrictions, reservations and easements or record affecting said property.

TO HAVE AND TO HOLD to the said GRANTEE, **Carol Anne Tucker**, her heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of ~~December, 2018.~~

JANUARY, 2019

The Westervelt Company

James J. King, Jr.
BY: JAMES J. KING, JR.
Its: VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF Madison)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that James J. King, Jr. of **The Westervelt Company**, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of January, 2019 ~~December, 2018~~

SEAL

Jessie Daylock
NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES DEC. 12, 2021

This Instrument Prepared by: Smith Closing & Title, LLC, 3000 Riverchase Galleria, Suite 705, Hoover, AL 35244. Rick Battaglia, Attorney at Law

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name THE WESTERVELT COMPANY
 Mailing Address _____
PO BOX 48999
TUSCALOOSA, AL 35404

Grantee's Name CAROL ANNE TUCKER
 Mailing Address _____
8601 GRAND COUNTRY LANE
GRAND BAY, AL 36541

Property Address 2.9 ACRES

SHELBY COUNTY, AL

Date of Sale JANUARY 28, 2019
 Total Purchase Price \$ 4,350.00
 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 ANTHONY METCALFE

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 02/12/2019 01:17:56 PM
 \$22.50 CHARITY
 20190212000045740

(verified by)

Ann S. Byrd

Form RT-1