

Send tax notice to:  
Douglas M. McClure  
2669 Highway 75  
Calera, Al 35040

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

STATE OF ALABAMA  
Shelby COUNTY

20190801000277620  
08/01/2019 03:55:25 PM  
DEEDS 1/3

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00) in hand paid to the undersigned, **Nathan Button, an unmarried man** (hereinafter referred to as "Grantor"), by **Douglas M. McClure** (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:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 9, Township 24 North, Range 13 East, Shelby County, Alabama; thence N90°00'00"E a distance of 417.80 feet; thence N 00°00'00" W a distance of 726.84 feet; thence N 03°36'40" E a distance of 434.00 feet to the Southerly ROW line of Shelby County Highway Al, all further calls will be along said ROW line until otherwise noted; thence N 76°50'52" E a distance of 95.07 feet; thence N85°20'17"E a distance of 125.14 feet; thence S 89°11'45" E a distance of 507.06 feet; thence N78°38'56"E a distance of 32.74 feet to the Point of Beginning; thence continue along the last described course, a distance of 74.10 feet; thence N 62°52'33" E a distance of 110.84 feet to the Westerly ROW line of Shelby County Highway 75; thence S 04°22'42" W, leaving said Highway 20 ROW line and along Highway 75 ROW line a distance of 235.94 feet; thence S 05°23'09" W and along said ROW line a distance of 351.95 feet; thence N 86°26'20"W and leaving said ROW line a distance of 152.35 feet; thence N 03°33'39" E a distance of 512.05 feet to the Point of Beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.

\$132,554.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF. Grantor has set his signature and seal on this the 31st day of July, 2019.

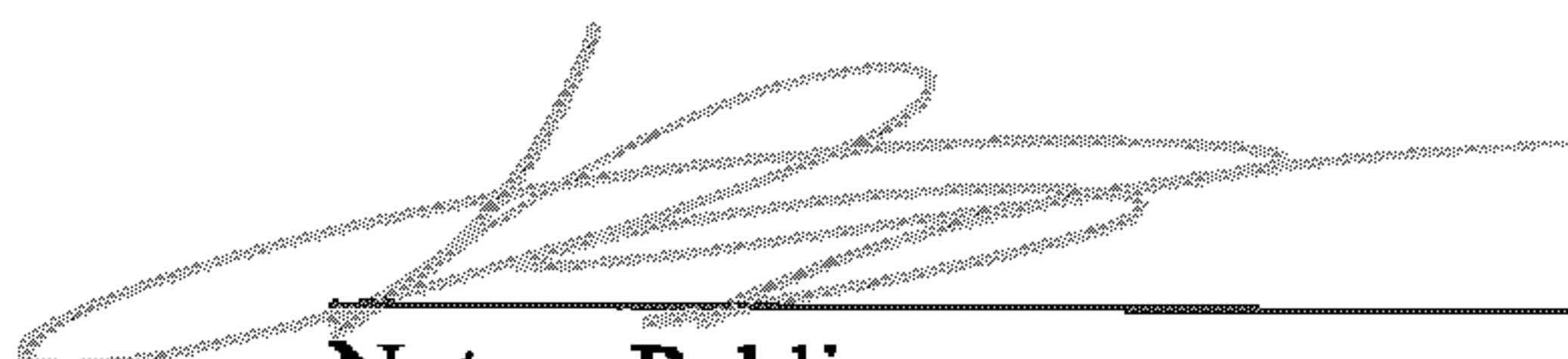
  
Nathan Button

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nathan Button, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 31<sup>st</sup> day of July, 2019.

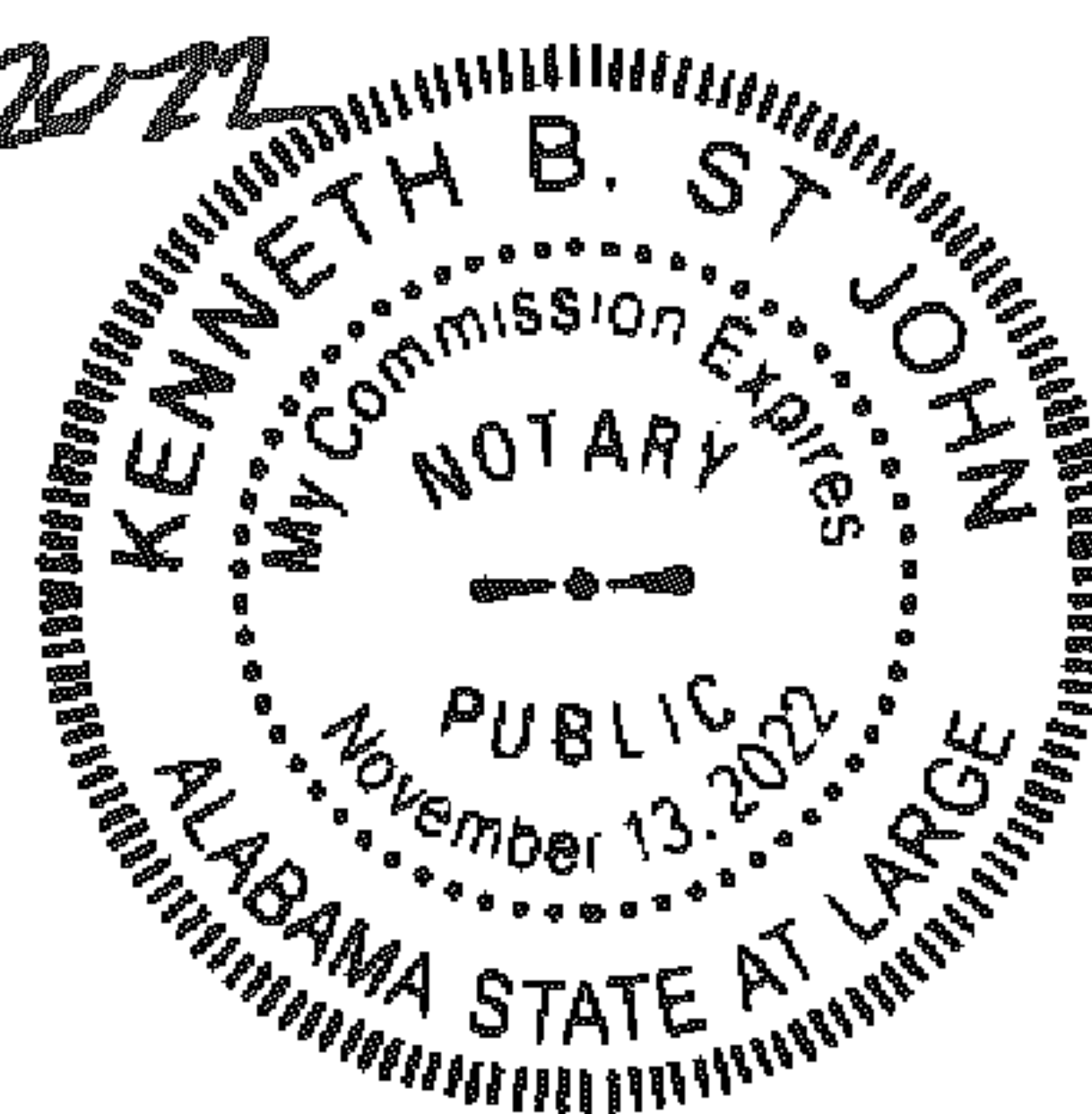
(Notary Seal)



Notary Public

Print Name: Kenneth B. St John

Commission Expires: 11/13/2022



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

Grantor's Name	<u>Nathan Button</u>	Grantee's Name	<u>Douglas M McClure</u>
Mailing Address	<u>628 Iowa Ave</u> <u>Thorsby AL 35171</u>	Mailing Address	<u>2669 Highway 75</u> <u>Calera AL 35040</u>
Property Address	<u>2669 Highway 75</u> <u>Calera AL 35040</u>	Date of Sale	<u>7/31/2019</u>
		Total Purchase Price	<u>\$ 135,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 8-1-19

Print Skyler Murphy

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  
08/01/2019 03:55:25 PM  
\$23.50 CHARITY  
20190801000277620

*Allen S. Bayl*