

This Instrument was Prepared by:

Send Tax Notice To: Jeremy Hayes

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

100 Lake Vista Dr
Hendersonville TN
37075

File No.: MV-19-25717

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Nine Thousand Seven Hundred Dollars and No Cents (\$69,700.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Clifford T. Gregg, a single man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jeremy Hayes**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

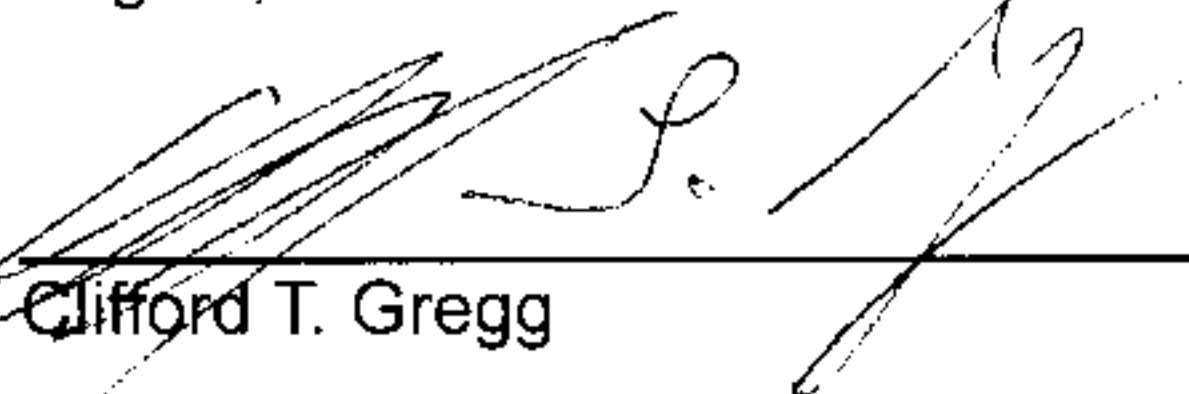
Clifford T. Gregg and Terry Gregg are one in the same person.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of August, 2019.

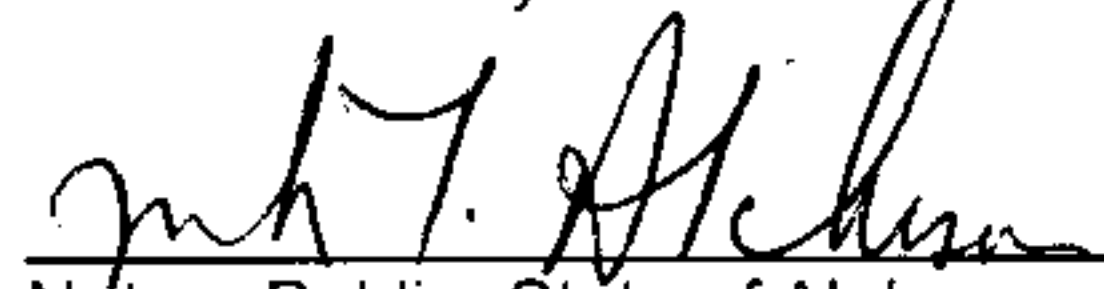

Clifford T. Gregg

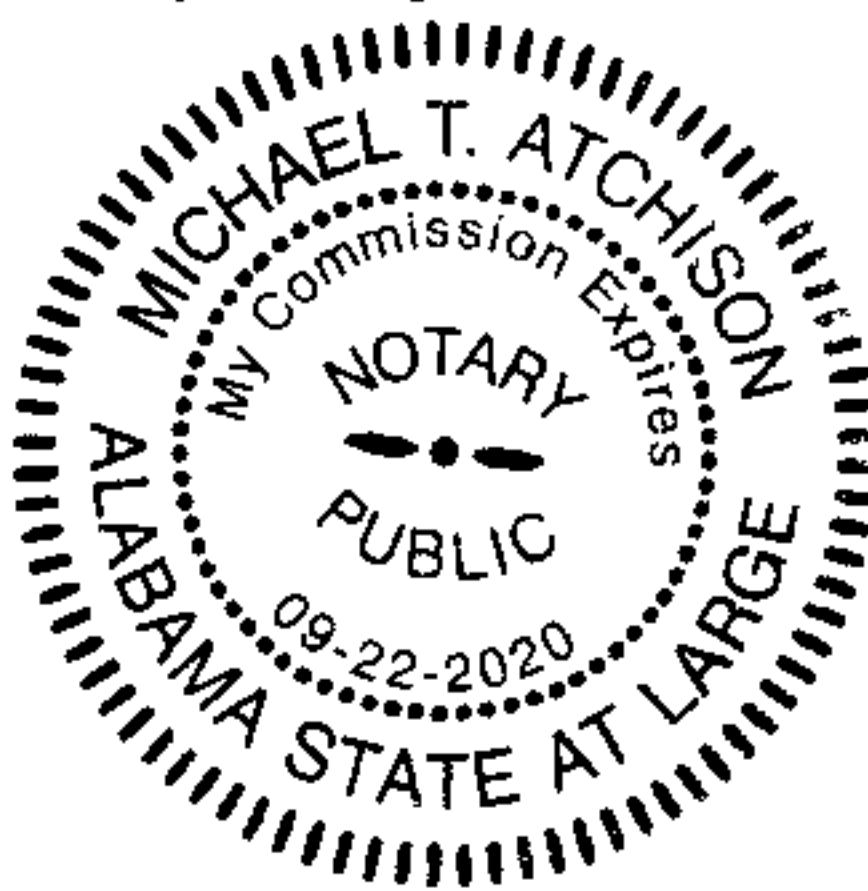
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Clifford T. Gregg, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of August, 2019.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




20190830000322320 1/3 \$91.00
Shelby Cnty Judge of Probate, AL
08/30/2019 02:02:56 PM FILED/CERT

Shelby County, AL 08/30/2019
State of Alabama
Deed Tax: \$70.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2 of Highway 16 Subdivision, in the process of being reviewed by Shelby County Development Services and being more particularly described as follows: Shelby County Case #SA19-053

Commence at the NE Corner of the NW 1/4 of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama; thence N89°43'48"W for a distance of 1279.03' to the Easterly R.O.W. line of Shelby County Highway 16; thence along said R.O.W. line a chord of S01°38'38"E for a distance of 779.80'; thence S89°43'48"E and leaving said R.O.W. line for a distance of 300.00'; thence S00°00'00"W for a distance of 158.98' to the POINT OF BEGINNING; thence S89°43'48"E for a distance of 724.44'; thence S00°00'00"E for a distance of 228.25'; thence N89°43'48"W for a distance of 724.44'; thence N00°00'00"W for a distance of 92.59'; thence N89°43'48"W for a distance of 295.05' to the Easterly R.O.W. line of Shelby County Highway 16; thence N00°56'15"W and along said R.O.W. line for a distance of 99.00'; thence N83°20'20"E and leaving said R.O.W. line for a distance of 298.69' to the POINT OF BEGINNING.

SUBJECT TO A 50' Wide Ingress/Egress & Utility Easement, being more particularly described as follows:

Commence at the NE Corner of the NW 1/4 of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama; thence N89°43'48"W for a distance of 1279.03' to the Easterly R.O.W. line of Shelby County Highway 16; thence along said R.O.W. line a chord of S01°38'38"E for a distance of 779.80'; thence S89°43'48"E and leaving said R.O.W. line for a distance of 300.00'; thence S00°00'00"W for a distance of 158.98' to the POINT OF BEGINNING; thence S89°43'48"E for a distance of 50.00'; thence S00°00'00"E for a distance of 227.38'; thence N90°00'00"W for a distance of 50.00'; thence N00°00'00"W for a distance of 92.59'; thence N89°43'48"W for a distance of 295.05' to the East R.O.W. line of Shelby County Highway 16; thence N00°56'15"W and along said R.O.W. line for a distance of 99.00'; thence N83°20'20"E and leaving said R.O.W. line for a distance of 50.25'; thence S00°56'15"E for a distance of 40.05'; thence S45°20'02"E for a distance of 21.44'; thence S89°43'48"E for a distance of 200.86'; thence N45°08'06"E for a distance of 42.33'; thence N00°00'00"W for a distance of 55.02' to the POINT OF BEGINNING.


20190830000322320 2/3 \$91.00
Shelby Cnty Judge of Probate, AL
08/30/2019 02:02:56 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Clifford T. Gregg
Terry Gregg
Mailing Address 164 Albright Farm Road
Montevallo, AL 35115
Property Address 0 Highway 16
Montevallo, AL 35115

Grantee's Name Jeremy Hayes
Mailing Address 100 Lake Vista Dr
Hendersonville, TN
37075

Date of Sale August 27, 2019
Total Purchase Price \$69,700.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 of 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 August 26, 2019

Unattested

(verified by)

Print Clifford T. Gregg

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20190830000322320 3/3 \$91.00
Shelby Cnty Judge of Probate, AL
08/30/2019 02:02:56 PM FILED/CERT

Form RT-1