

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

GRANTEE'S ADDRESS:
Thomas W. Fish
431 Lake View Circle
Vandiver, AL 35176

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

20190923000346630
09/23/2019 09:12:58 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED THOUSAND and NO/100 (\$300,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Raymond M. Upton and Sandra E. Upton, a married couple** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Thomas W. Fish** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A part of the Northeast quarter of the Southwest quarter and a part of the Southeast quarter of the Southwest quarter of Section 9, Township 18 South, Range 1 East, being more particularly described as follows:

Commence at the Southwest corner of the Northeast quarter of the Southwest quarter of said Section 9, thence run North 87 degrees 30 minutes 00 seconds East along the south line of said quarter-quarter for a distance of 243.73 feet to the Point of Beginning; thence South 49 degrees 40 minutes 16 seconds East a distance of 175.38 feet to the North side of Lakeview Circle; thence North 52 degrees 59 minutes 22 seconds East along Lakeview Circle a distance of 209.44 feet; thence North 49 degrees 51 minutes 43 seconds East along Lakeview Circle a distance of 200.11 feet; thence South 79 degrees 29 minutes 57 seconds East along Lakeview Circle a distance of 72.94 feet; thence North 24 degrees 27 minutes 58 seconds West a distance of 288.73 feet; thence South 51 degrees 33 minutes 12 seconds West a distance of 433.30 feet; thence South 28 degrees 44 minutes 13 seconds West a distance of 138.75 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


Property is also known as **431 Lake View Circle, Vandiver, AL 35176**


\$240,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

20190923000346630 09/23/2019 09:12:58 AM DEEDS 2/3
IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 18 day of September, 2019.


Raymond M. Upton


Sandra E. Upton

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Raymond M. Upton and Sandra E. Upton**, whose names are 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of September, 2019.


NOTARY PUBLIC
My Commission Expires: March 14, 2020

ALAN CROCKER KEITH
Notary Public, Alabama State at Large
My Commission Expires March 14, 2020

Real Estate Sales Validation Form

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

Grantor's Name Raymond Upton & Sandra Upton
 Mailing Address 431 Lake View Circle
Vandiver, AL 35176

Grantee's Name Thomas W. Fish
 Mailing Address 431 Lake View Circle
Vandiver, AL 35176

Property Address 431 Lake View Circle
Vandiver, AL 35176

Date of Sale 09/18/2019

Total Purchase Price \$ 300000.00

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 9/20/19

Print Jeff W. Parmer

☐ Unattested

Sign (Grantee/Owner/Agent) circle one

(verified by)

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/23/2019 09:12:58 AM
 \$88.00 CHARITY
 20190923000346630

Allen S. Boyd

Form RT-1