

Send tax notice to:

Michael K. Cairnes

755 McBrayer Drive
Vincent, AL 35178

This instrument prepared by:

Stewart & Associates, P.C./S. Kent Stewart

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

20190930000357600

09/30/2019 04:02:01 PM

DEEDS 1/4

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand and 00/100 Dollars (\$12,000.00) in hand paid to the undersigned, Randy Mack Willis, a married man, and Mia Willis Seeger, a married woman, The Heirs at Law of William Mack Willis, deceased (hereinafter referred to as "Grantors"), by Michael K. Cairnes (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Vincent Estates as recorded in Map Book 8, Page 144, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

Randy Mack Willis and Mia Willis Seeger are the Sole Heirs at Law of William Mack Willis, deceased.

William Mack Willis is the surviving Grantee of that certain deed recorded in Book 34, Page 585, in the Probate Office of Shelby County, Alabama; the other Grantee, Ruth Madgeleane Willis, having died on or about the 25th day of March, 2010.

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

The property being conveyed herein does not constitute the homestead of the Grantors nor the homestead of the Grantor's spouses.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are 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 and assigns shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 25th day of September, 2019.

Randy Mack Willis
Randy Mack Willis, Heir at Law of
William Mack Willis, deceased

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy Mack Willis, a married man, Heir at Law of William Mack Willis, deceased, 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 in his capacity as such Heir and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of September, 2019.



Print Name:

Catherine H. Scott
Notary Public

Commission Expires: 7-25-2022

Mia Willis Seeger

Mia Willis Seeger, Heir at Law of William
Mack Willis, deceased

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mia Willis Seeger, a married woman, Heir at Law of William Mack Willis, deceased, 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, she in her capacity as such Heir and with full authority executed the same voluntarily on the day the same bears date.

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



Print Name:

Catherine H. Scott
Notary Public

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	Randy Mack Willis and Mia Willis Seeger the	Grantee's Name	Michael K. Cairnes
Mailing Address	Heir at law of William Mack Willis	Mailing Address	755 McBrayer Drive
			Vincent AL 35178
Property Address	Lot 7 Mcbrayer drive	Date of Sale	9/27/2019
	Vincent AL 35178	Total Purchase Price	\$ 12,000
		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 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 9-30-19Print Skyler Murphy

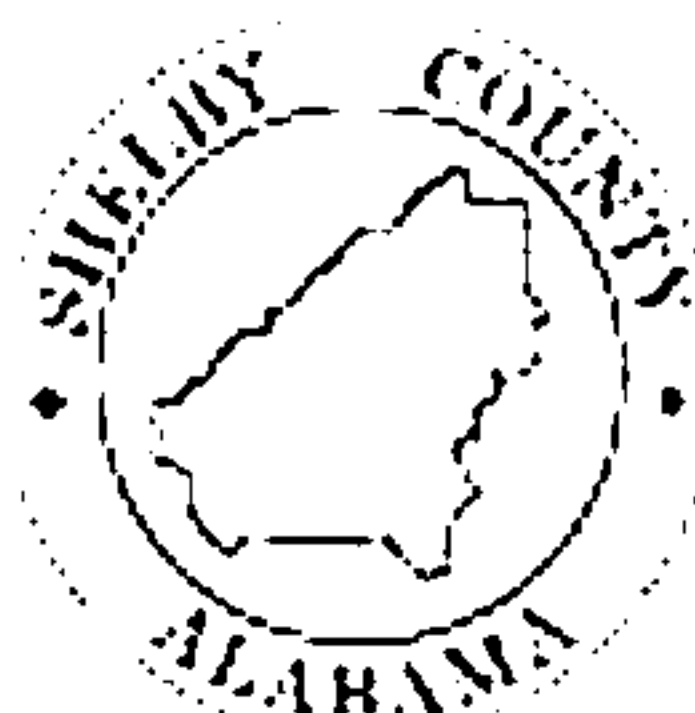
Unattested

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
 09/30/2019 04:02:01 PM
 \$44.00 CHARITY
 20190930000357600

Allen S. Bayl