

This instrument prepared by:  
Gregory D. Harrelson, Attorney  
The Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice to:  
Billy F. Franklin  
171 Big Rock Drive  
Calera, AL 35040

STATE OF ALABAMA )

STATUTORY WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty Eight Thousand & 00/100 dollars (\$28,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Central State Bank, an Alabama Banking Corporation (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Billy F. Franklin (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

**That certain parcel or strip of land on the North side of Lot 5, Block 62, according to Dunstan's Map of Calera. Said strip of land being 15 feet wide on the East and 20 feet wide on the West, and also Lots 6 and 7, in Block 62, according to Dunstan's Map and Survey of the Town of Calera, Shelby County, Alabama; being situated in Shelby County, Alabama.**

Subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
5. Current Zoning and Use Restrictions;
6. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by that mortgage foreclosure deed dated July 12, 2019 and recorded on July 22, 2019 at Instrument #20190722000259250, in the Probate Office of Shelby County, Alabama under an in accordance with the laws of the State of Alabama or the United States of America.

This Property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, by its Chief Credit Officer, who is authorized to execute this conveyance, has hereto set its signature and seal this the 6th day of September, 2019.

Central State Bank

By:   
Its: Chief Credit Officer


STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth J. Coreno, whose name as Chief Credit Officer of Central State Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Central State Bank on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of September, 2017.

Shelby County, AL 10/01/2019  
State of Alabama  
Deed Tax: \$28.00

  
Notary Public  
My Commission Expires: 8-21-23



20191001000359460 1/2 \$53.00  
Shelby Cnty Judge of Probate, AL  
10/01/2019 02:24:53 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 Central State Bank  
Mailing Address P.O. Box 180  
Calera, AL 35040

Grantee's Name Billy F. Franklin  
Mailing Address 171 Big Rock Drive  
Calera, AL 35040

Property Address 620 13th Street  
Calera, AL 35040

Date of Sale 9-6-19  
Total Purchase Price \$ 28,000.00

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 9-6-19

Print Greg Hamblen

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

