

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Michael Allen Sr. & Shannon Allen
PO Box 376
Shelby, AL 35143

STATE OF ALABAMA
SHELBY COUNTY


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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED FORTY THOUSAND (\$340,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Melanie S. Mote**, an unmarried woman (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Michael Shane Allen, Sr.**, a married man, and **Shannon Dale Allen**, a married man (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the southeast corner of the northwest one-quarter of the northwest one-quarter of Section 24, Township 24 North, Range 15 East; thence run south 90 degrees west along the south line of said quarter-quarter line for a distance of 336.61 feet to a point on the water line of Lay Lake and the point of beginning; thence run south 90 degrees west along said quarter-quarter line for a distance of 618.39 feet; thence run north 03 degrees 31 minutes 30 seconds east for a distance of 394.51 feet to a point on the southerly right-of-way line of Shelby County Highway No. 400; said right-of-way line being on a curve to the left, having a central angle of 02 degrees 20 minutes 49 seconds, a radius of 1472.29 feet, a chord of 60.30 feet and a chord bearing of north 87 degrees 47 minutes 03 seconds east; thence run along the arc of said curve and the south right-of-way line of Shelby County Highway No. 400 for a distance of 60.31 feet; thence run south 03 degrees 31 minutes 30 seconds west for a distance of 158.69 feet; thence run south 86 degrees 06 minutes 35 seconds east for a distance of 69.62 feet; thence north 82 degrees 42 minutes 49 seconds east for a distance of 18.57 feet to a point on the water's edge of Lay Lake; thence run south 79 degrees 07 minutes 33 seconds east along said water's edge for a distance of 143.25 feet; thence run north 72 degrees 49 minutes 21 seconds east along said water's edge for a distance of 36.44 feet; thence run south 57 degrees 33 minutes 57 seconds east along water's edge for a distance of 28.43 feet; thence run south 81 degrees 15 minutes 27 seconds east along water's edge for a distance of 100.46 feet; thence run south 30 degrees 30 minutes 52 seconds east along water's edge for a distance of 169.83 feet; thence run south 64 degrees 18 minutes 21 seconds east along water's for a distance of 51.99 feet; thence run south 50 degrees 28 minutes 45 seconds east along water's edge for a distance of 30.96 feet to the point of beginning. Said parcel contains 2.78 acres and is subject to rights and easements to Alabama Power Company.

Shelby County, AL 10/08/2019
State of Alabama
Deed Tax: \$155.00


20191008000370790 1/3 \$183.00
Shelby Cnty Judge of Probate, AL
10/08/2019 02:36:02 PM FILED/CERT

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

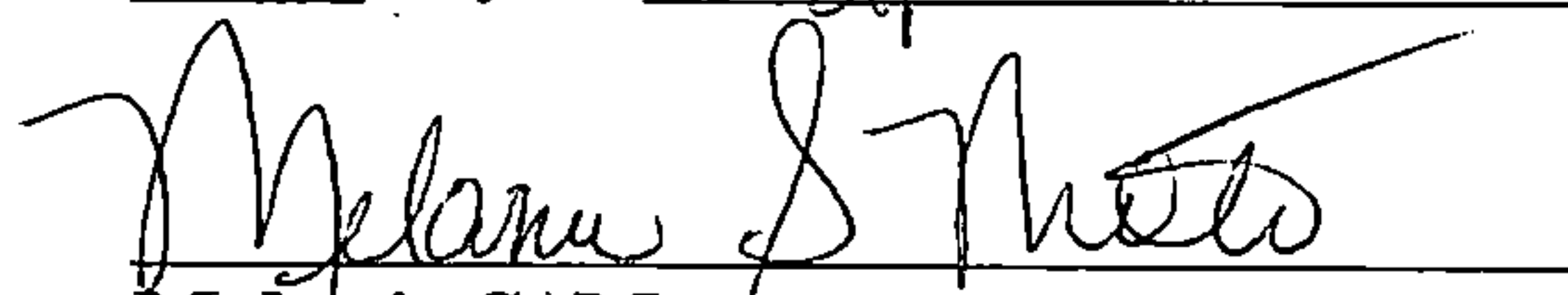
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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 hereinabove 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the

30 day of September, 2019.


Melanie S. Mote

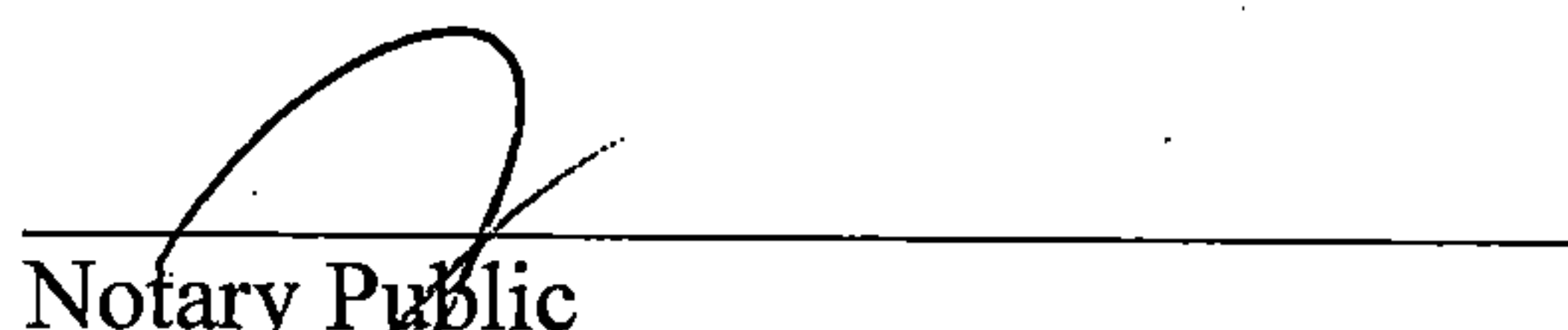
STATE OF ALABAMA
SHELBY COUNTY

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SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Melanie S. Mote**, whose name 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of September, 2019.


Notary Public
My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021


20191008000370790 2/3 \$183.00
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Real Estate Sales Validation Form

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

Grantor's Name Melanie S. Mote
Mailing Address 848 HWY 400
Shelby, AL 35143

Grantee's Name Michael Shane Allen, Sr. Shannon Dale Allen
Mailing Address PO Box 376
Shelby, AL 35143

Property Address 848 HWY 400
Shelby, AL 35143

Date of Sale 09/30/2019
Total Purchase Price \$340,000.00

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 09/30/2019

Print Justin Smitherman

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

20191008000370790 3/3 \$183.00
Shelby Cnty Judge of Probate, AL
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Form RT-1