

This Instrument was Prepared by:

Send Tax Notice To: Donald Gary

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

109 Woodbridge Dr  
Chelsea, AL 35043

File No.: MV-19-25855

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Five Thousand Dollars and No Cents (\$35,000.00)**, 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, **Willie Roper**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Donald Gary**, (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.**

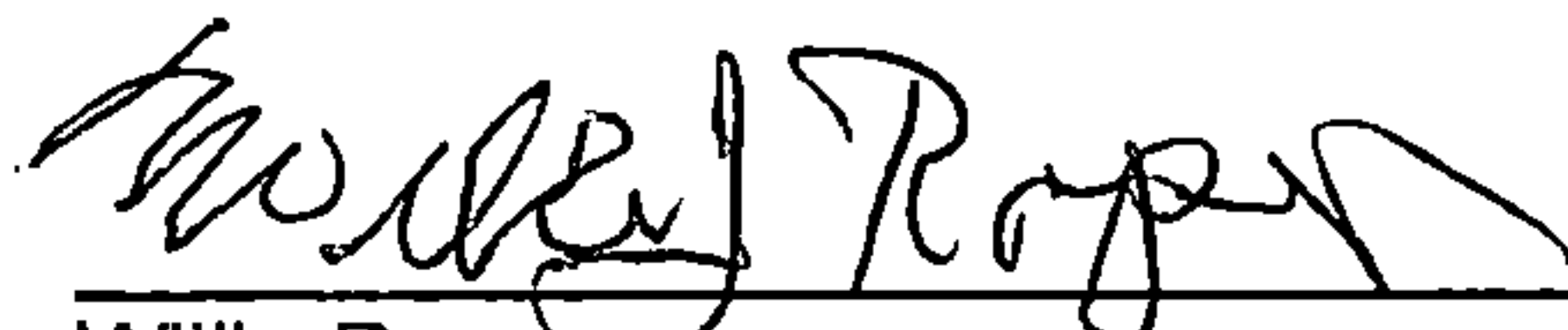
**Willie Roper is the surviving Grantee in deed recorded in Inst. No. 1997-36684. The other Grantee, Barbara Roper, is deceased, having died on November 13, 1999.**


**\$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 23rd day of October, 2019.

  
Willie Roper

  
20191024000391420 1/3 \$63.00  
Shelby Cnty Judge of Probate, AL  
10/24/2019 08:30:54 AM FILED/CERT

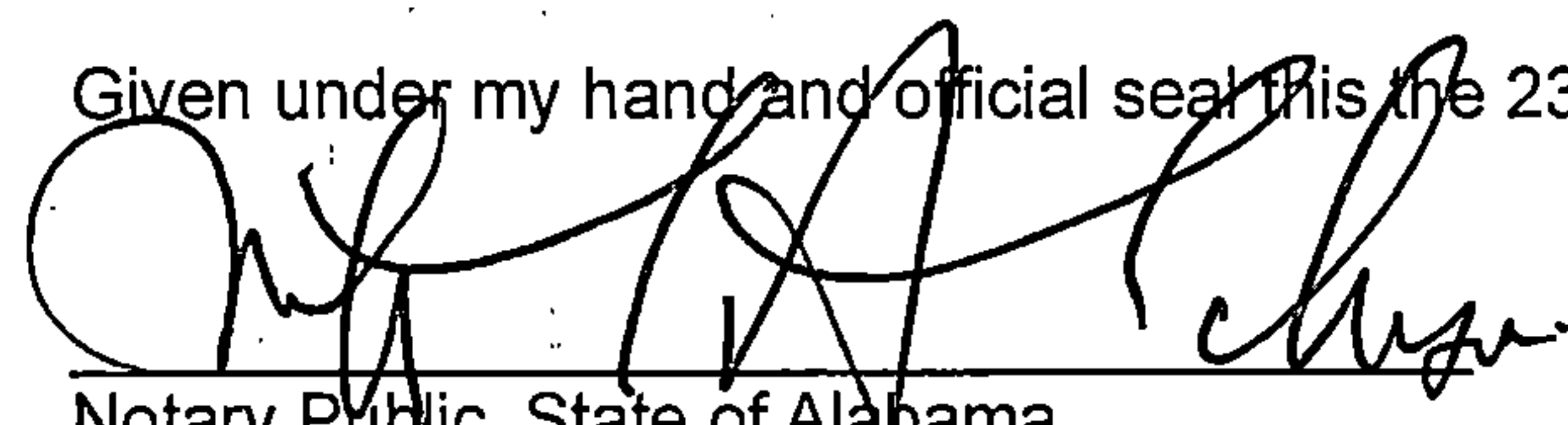
Shelby County, AL 10/24/2019  
State of Alabama  
Deed Tax:\$35.00

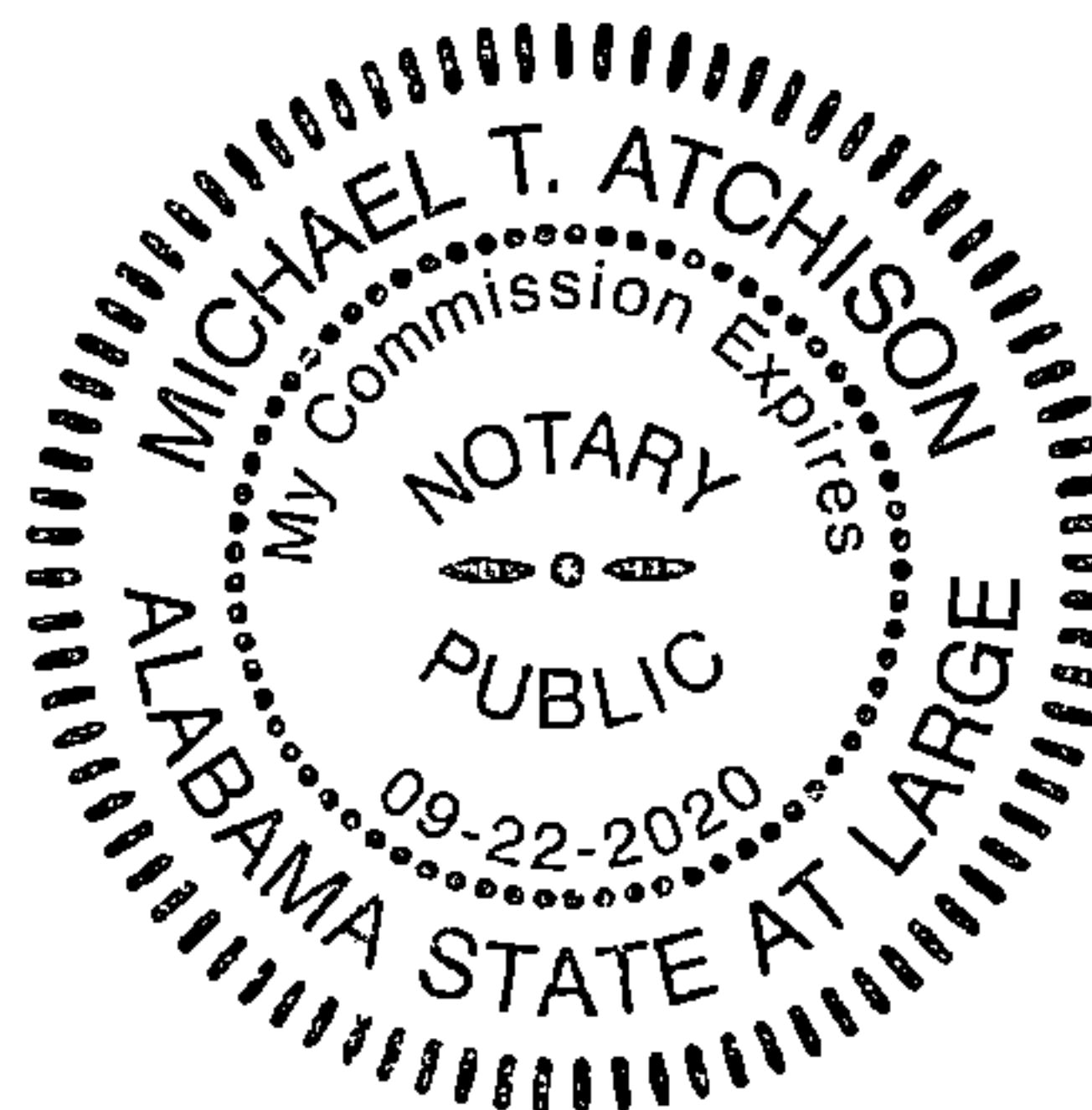
State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Willie Roper, 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 23rd day of October, 2019.

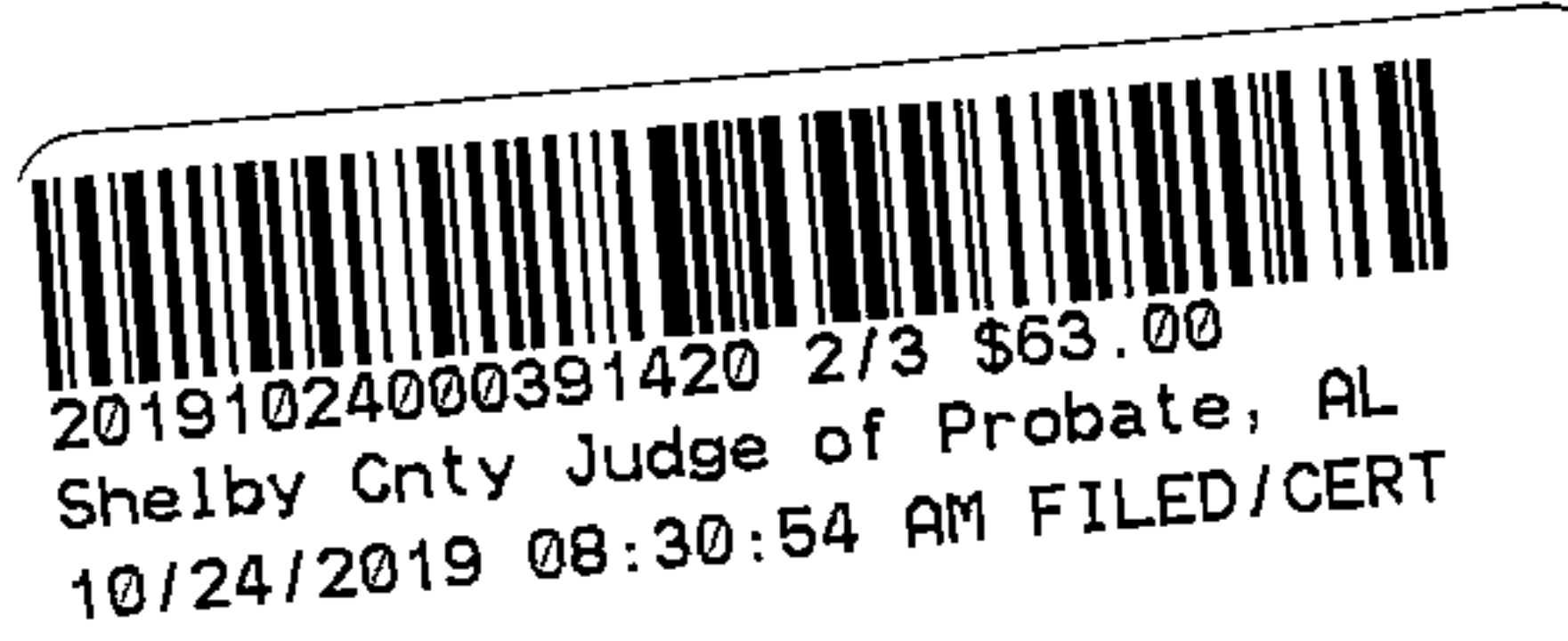
  
Notary Public, State of Alabama  
Mike T Atchison  
My Commission Expires: September 22, 2020



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Northeast corner of the Southwest quarter of the Northwest quarter of Section 27, Township 19 South, Range 2 East; Shelby County, Alabama. Thence run South for 570 feet; thence run West for 250 feet to the West right of way line of Sunset Drive for the POINT OF BEGINNING. Thence continue along last said course for a distance of 152.53 feet; thence turn an angle to the left of 92 degrees, 10 minutes, 41 seconds and run 151.0 feet; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run 133.72 feet to the West right of way line of Sunset Drive; thence turn an angle to the left 62 degrees, 39 minutes, 46 seconds and run along the West right of way line of Sunset Drive for 146.40 feet to the POINT OF BEGINNING.

According to the survey of Larry W. Carver, Al. Reg. No. 15454, dated May 17, 1997.



## Real Estate Sales Validation Form

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

Grantor's Name Willie Roper  
Mailing Address \_\_\_\_\_

211 Joiner Town Rd  
Columbiana AL 35057

Grantee's Name Donald Gary  
Mailing Address \_\_\_\_\_

109 Woodbridge Dr  
Chelsea, AL 35057

Property Address 461 Sunset Dr.  
Harpersville, AL 35078

Date of Sale October 23, 2019  
Total Purchase Price \$35,000.00

or  
Actual Value \_\_\_\_\_

or  
Assessor's Market Value \_\_\_\_\_



20191024000391420 3/3 \$63.00  
Shelby Cnty Judge of Probate, AL  
10/24/2019 08:30:54 AM FILED/CERT

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 October 22, 2019

Print Willie Roper

Unattested  
(verified by)

Sign Willie Roper  
(Grantor/Grantee/Owner/Agent) circle one