

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Char Enterprises LLC  
1208 1<sup>st</sup> St N  
Alabaster, AL 35007

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Wesley Guy**, a married man (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Char Enterprises LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), 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:

The North 80 feet of Lot No. 4 and 20 feet on the South side of Lot No. 3, all in Block No. 1, according to the survey and map of Cedar Grove Estates, as shown of record in the Probate Office of Shelby County, Alabama in Map Book 3, on page 53, said lands being located in the Northeast Quarter of the Northeast Quarter of Section 35, and in the Northwest Quarter of the Northwest Quarter of Section 36, all in Township 20, South, Range 3 West.

THERE IS EXCEPTED: however, from the above described lots a right of way 77 feet in width evenly off of the Western end of said lots, recently condemned for the right of way of U.S. Highway 31.

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 GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S 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.

This Property is not the homestead of GRANTOR or GRANTOR'S spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 15 day of November, 2019.

  
\_\_\_\_\_  
Wesley Guy

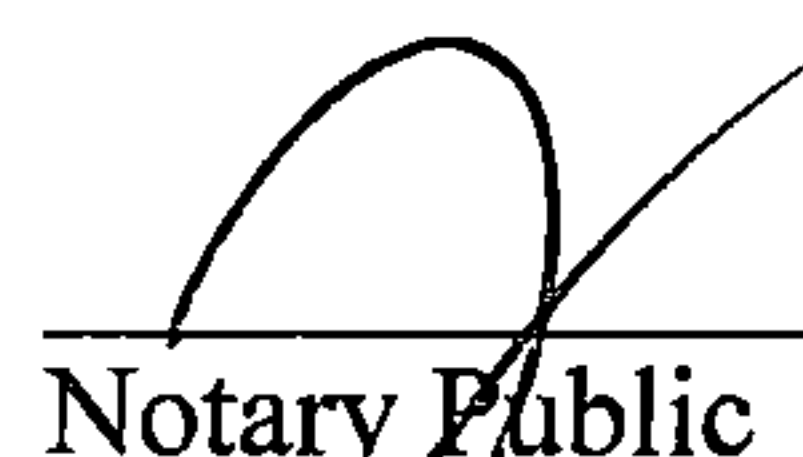
STATE OF ALABAMA  
SHELBY COUNTY

}


ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Wesley Guy**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15 day of November, 2019.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/18/21

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

  
20191217000466140 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
12/17/2019 12:15:20 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 Wesley Guy  
Mailing Address \_\_\_\_\_  
1208 1st St N  
Alabaster, AL 35007

Grantee's Name Char Enterprises LLC  
Mailing Address \_\_\_\_\_  
1208 1st St N  
Alabaster, AL 35007

Property Address 1208 1st St N  
Alabaster, AL 35007  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 11/15/2019  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 254,700.00

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 Tax Assessor's value \$1 no tax fee  
☐ Closing Statement with purchase money mortgage

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 11/15/2019

Print Justin Smitherman

  
20191217000466140 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
12/17/2019 12:15:20 PM FILED/CERT

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**