

This Instrument was Prepared by:

Send Tax Notice To: David Griffin Daws

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

4572 Highway 55
Wilsonville, AL 35186

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventeen Thousand Six Hundred Eighty One Dollars and Twenty Cents (\$17,681.20)**, 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, **Henry G. Seibels, III, a MARRIED man, Katherine S. Seibels, a Single woman, Edmund K. Seibels, a Married man, and Frances S. Little, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David Griffin Daws**, (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 all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

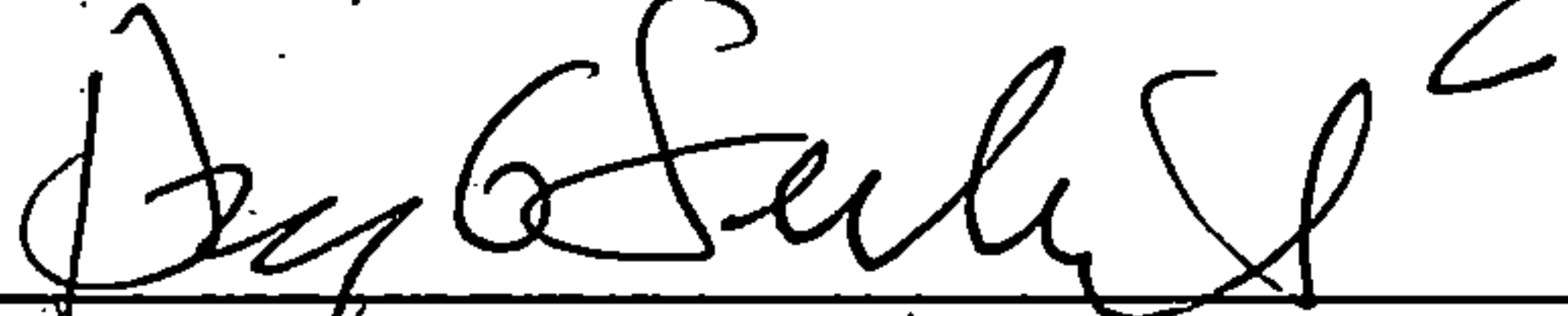
Property constitutes no part of the homestead of the Grantors herein or their spouses.

\$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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of December, 2019.


Henry G. Seibels, III



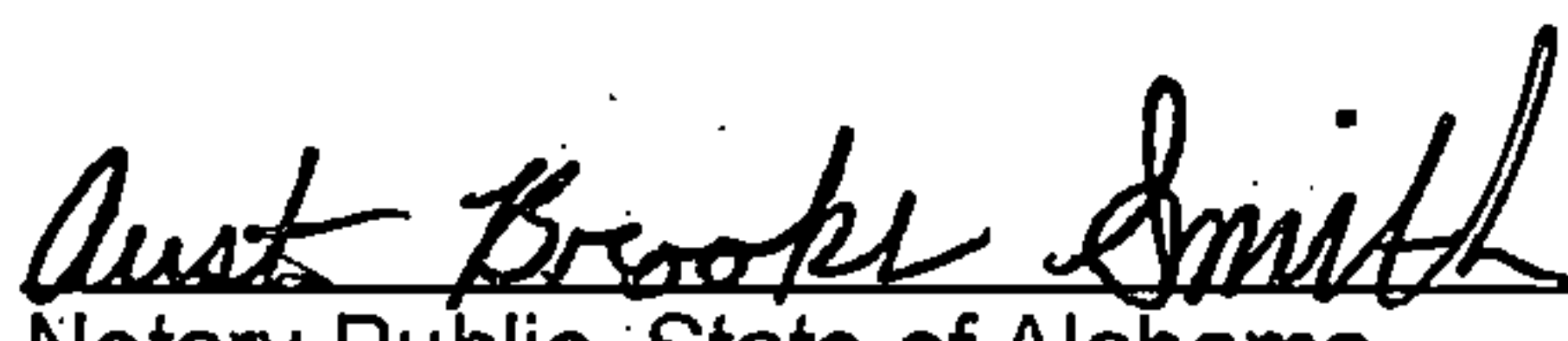
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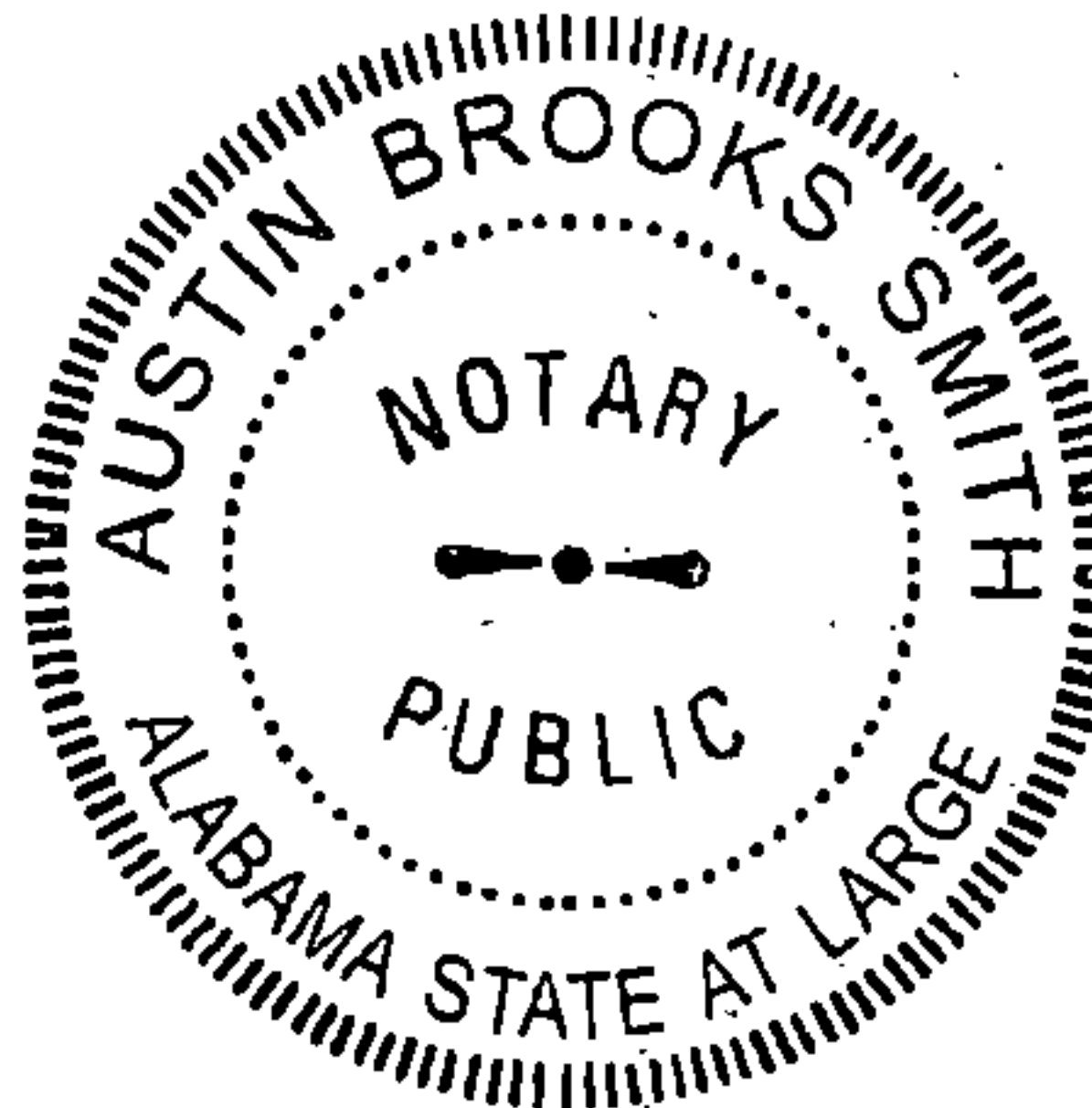
State of Alabama

County of Jefferson

I, Austin Brooks Smith, a Notary Public in and for the said County in said State, hereby certify that Henry G. Seibels, III, 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 16 day of December, 2019.


Notary Public, State of Alabama
Austin Brooks Smith
My Commission Expires: 10-20-2021



Shelby County, AL 12/26/2019
State of Alabama
Deed Tax: \$18.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13th day of December, 2019.

Katherine S. Seibels

Katherine S. Seibels

State of South Carolina

County of Beaufort

I, Bobbie Poole, a Notary Public in and for the said County in said State, hereby certify that Katherine S. Seibels, 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 13th day of December, 2019.

Bobbie Poole
Notary Public, State of South Carolina
My Commission Expires: 3/8/29



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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of December, 2019.

Edmund K. Seibels

Edmund K. Seibels

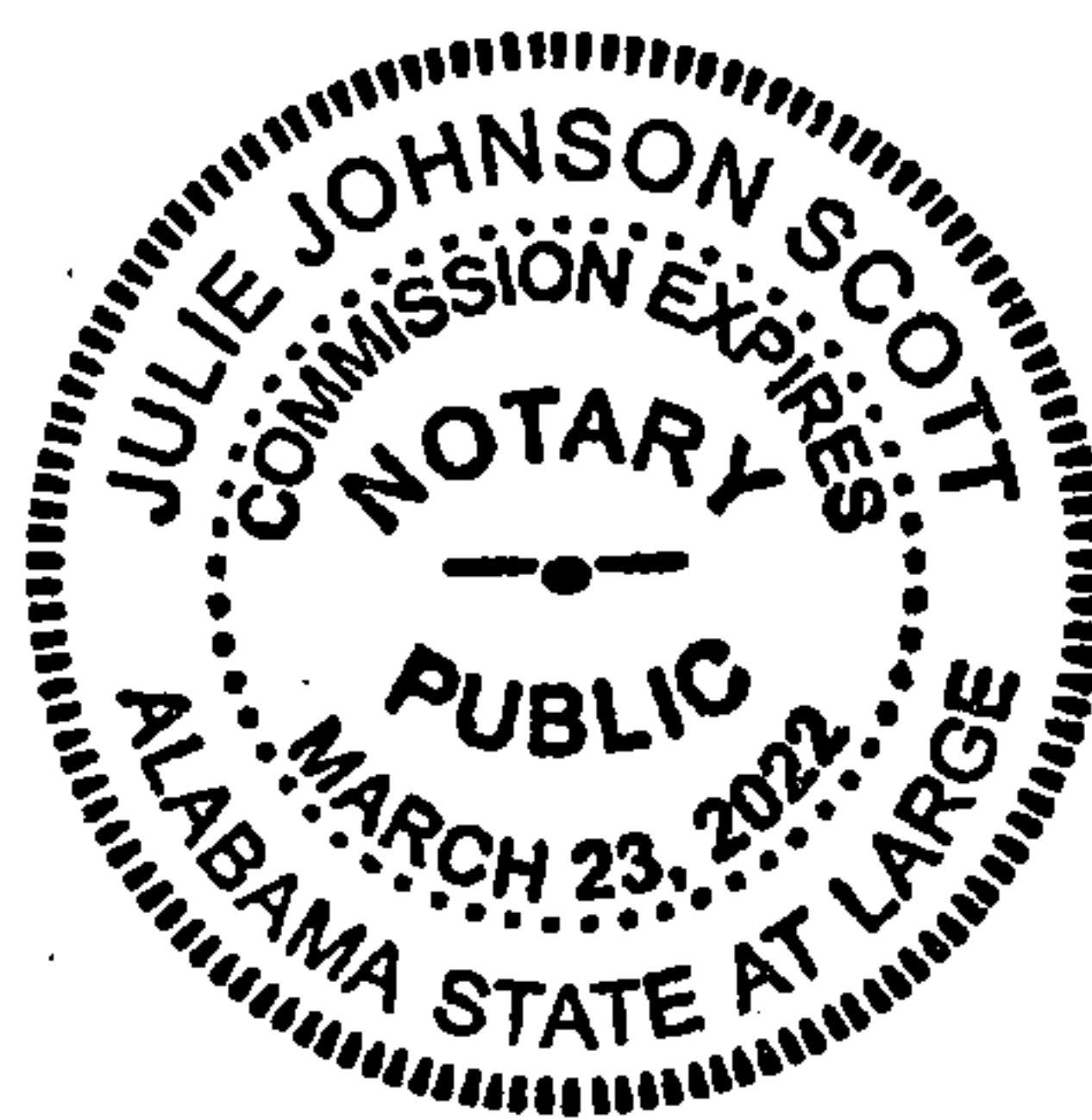
State of Alabama
County of Jefferson

Julie Johnson Scott a Notary Public in and for the said County in said State, hereby certify that Edmund K. Seibels, 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 12th day of December, 2019.

Julie Johnson Scott
Notary Public, State of Alabama

My Commission Expires: 3/23/22



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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17 day of December, 2019.

Frances S. Little

Frances S. Little

State of Georgia
County of Dawson

I, Marchell Blevins, a Notary Public in and for the said County in said State, hereby certify that Frances S. Little, 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 12-17-19 day of December, 2019.

Marchell Blevins
Notary Public, State of Georgia

My Commission Expires: 2/27/22

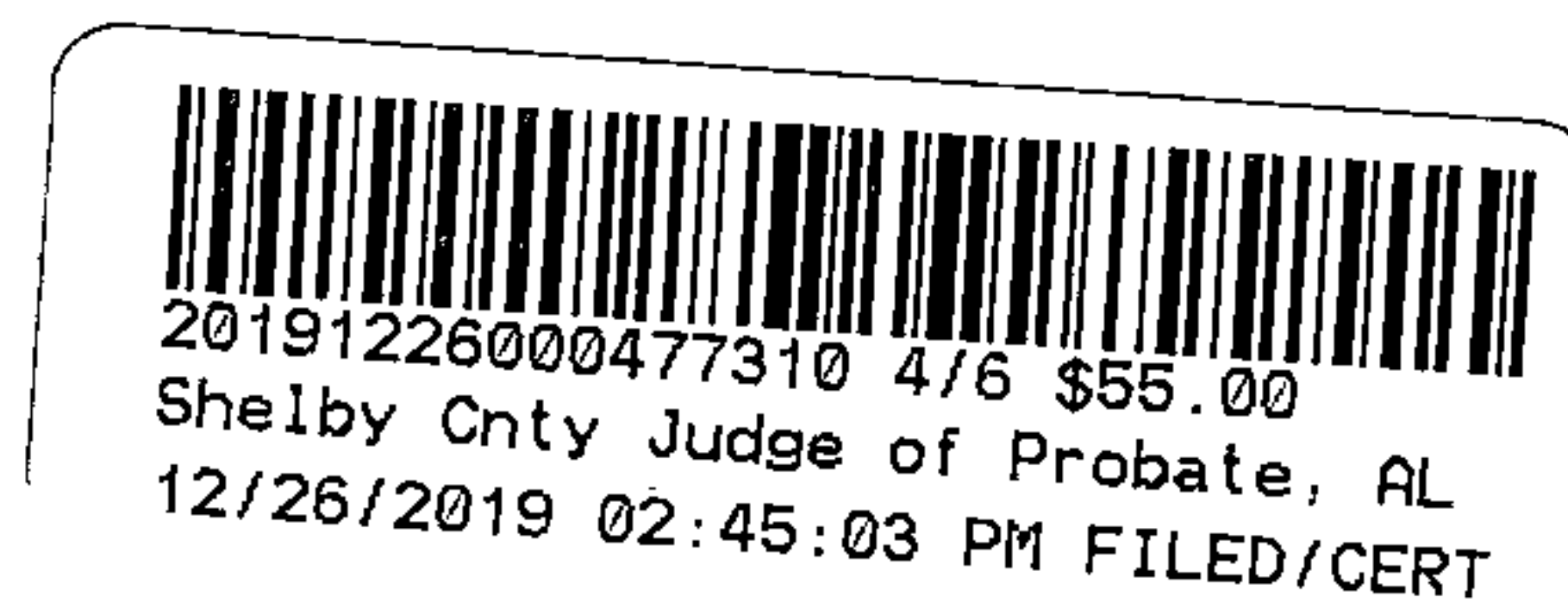
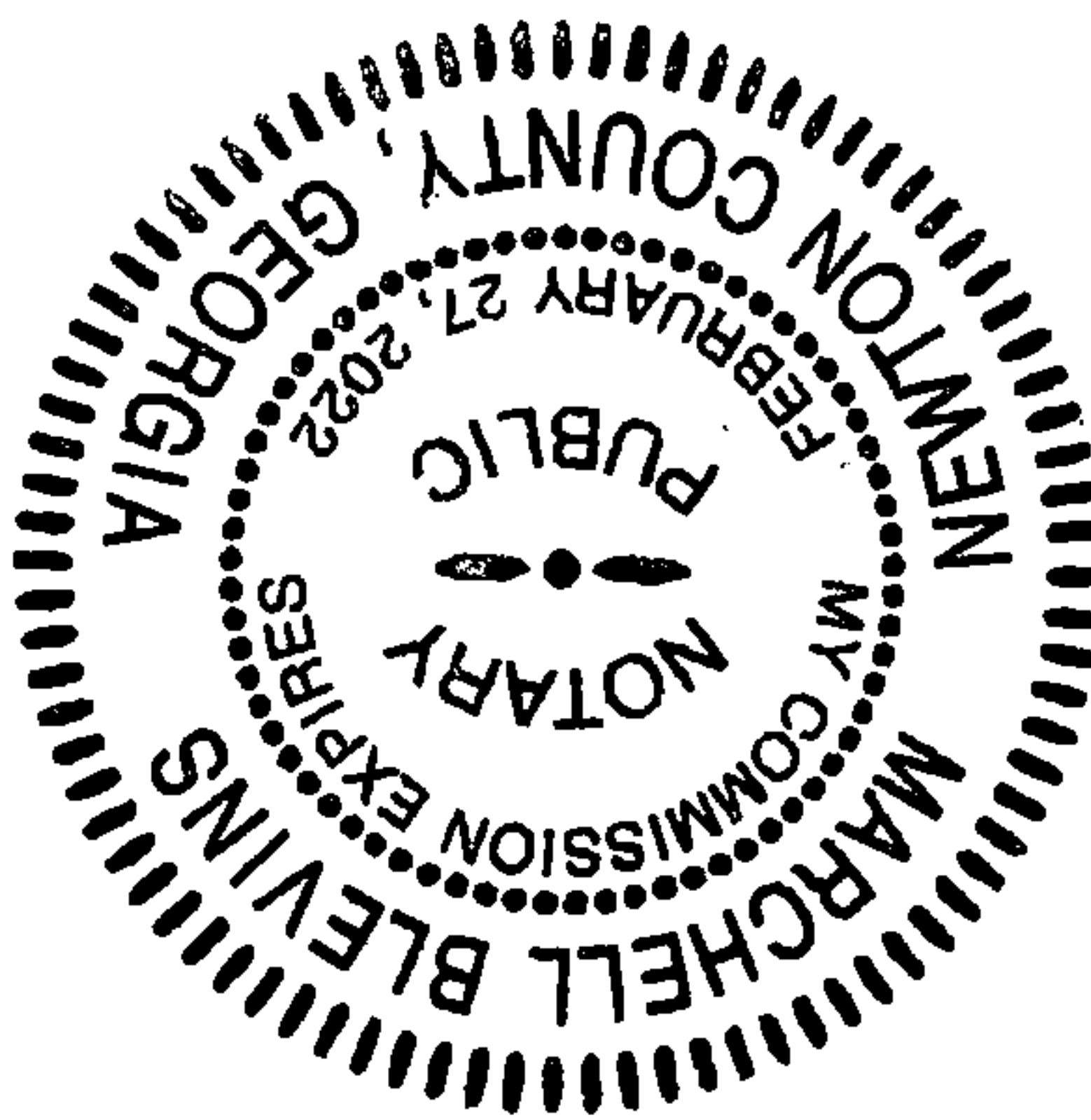


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 20 South, Range 1 East, Shelby County, Alabama:

Commence at a concrete monument found locally accepted as the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 16; thence run North 00 degrees 00 minutes 00 seconds East (an assumed bearing) along the East line of said 1/4-1/4 Section a distance of 606.03 feet to a 1/2-inch rebar found at the point of beginning; thence continue North 00 degrees 00 minutes 00 seconds East for a distance of 165.05 feet to an iron pin set with SSI cap; thence run North 89 degrees 59 minutes 35 seconds West for a distance of 579.09 feet to a 1/2-inch rebar found; thence run South 00 degrees 02 minutes 25 seconds West for a distance of 165.00 feet to a point in a pond; thence run South 89 degrees 57 minutes 17 second East for a distance of 579.21 feet to the point of beginning.

According to survey of Carl Daniel Moore, RLS #12159, dated November 26, 2019.



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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	Henry G. Seibels, III ✓ Katherine S. Seibels Edmund K. Seibels Frances S. Little	Grantee's Name	David Griffin Daws
Mailing Address	<u>924 GLENCOE DRIVE</u> <u>BIRMINGHAM, AL 3520</u>	Mailing Address	_____
Property Address	<u>4572 Highway 55</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>December 18, 2019</u>
		Total Purchase Price	<u>\$17,681.20</u>
		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)

<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 December 09, 2019

Print Henry G. Seibels, III

☐ Unattested

Sign X

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1