

This Instrument was Prepared by:

Send Tax Notice To: Graham Foreign Car Salvage Company,  
Inc.

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

970 Hwy 202  
Colum, AL 35040

File No.: MV-19-26000

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00)**, 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, **Gladys C. Steen**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Graham Foreign Car Salvage Company, Inc.**, (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

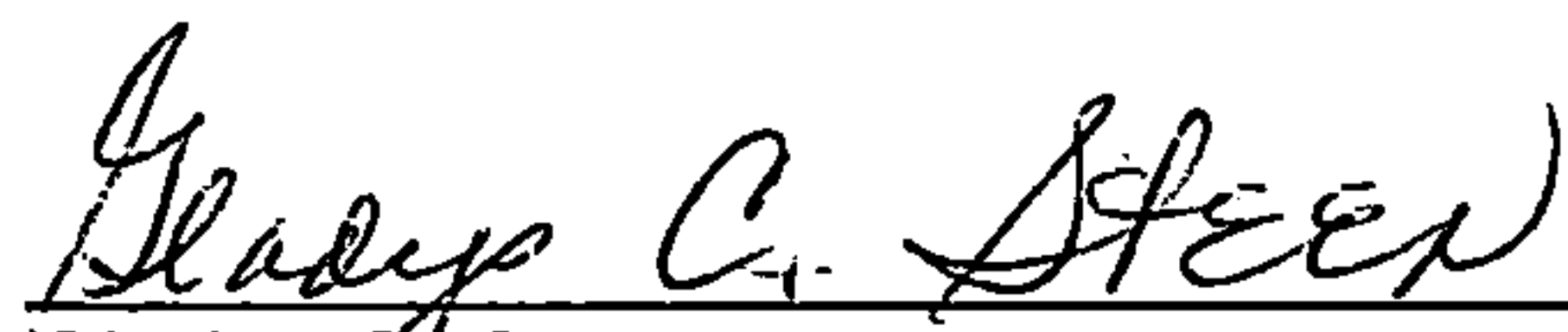
**Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein or her spouse, if any.**

\$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      day of January, 2020.

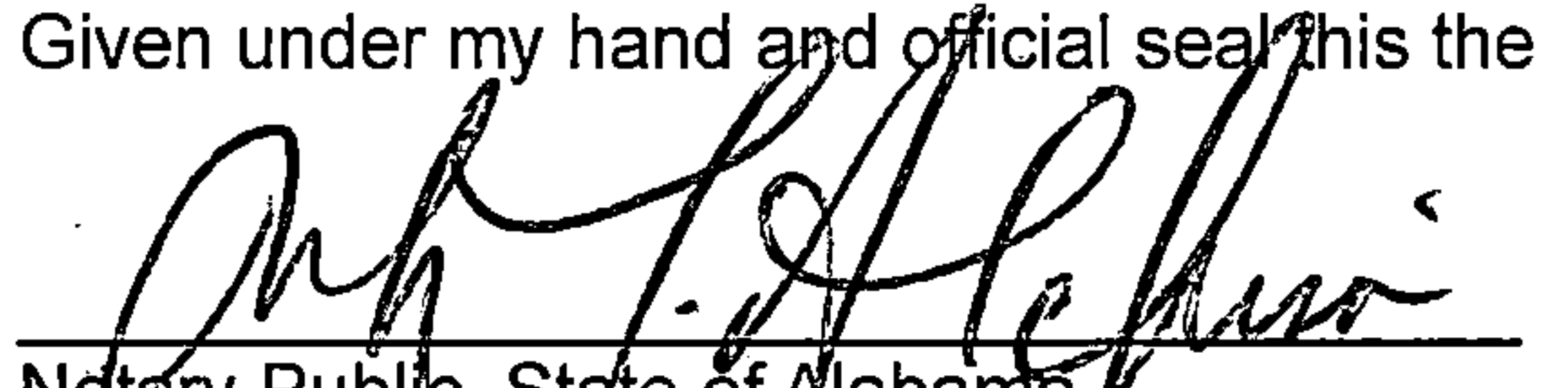
  
Gladys C. Steen

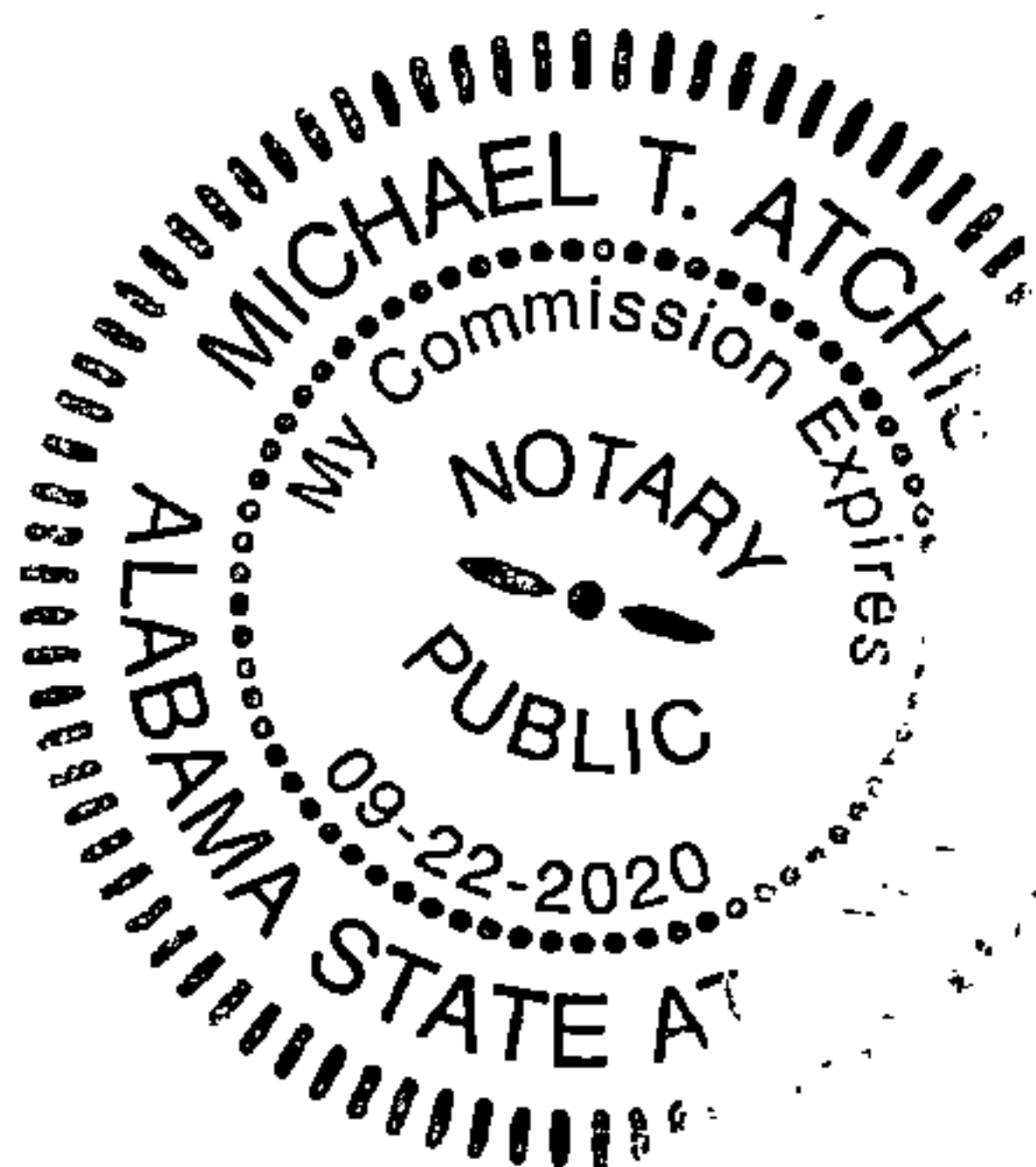
State of Alabama

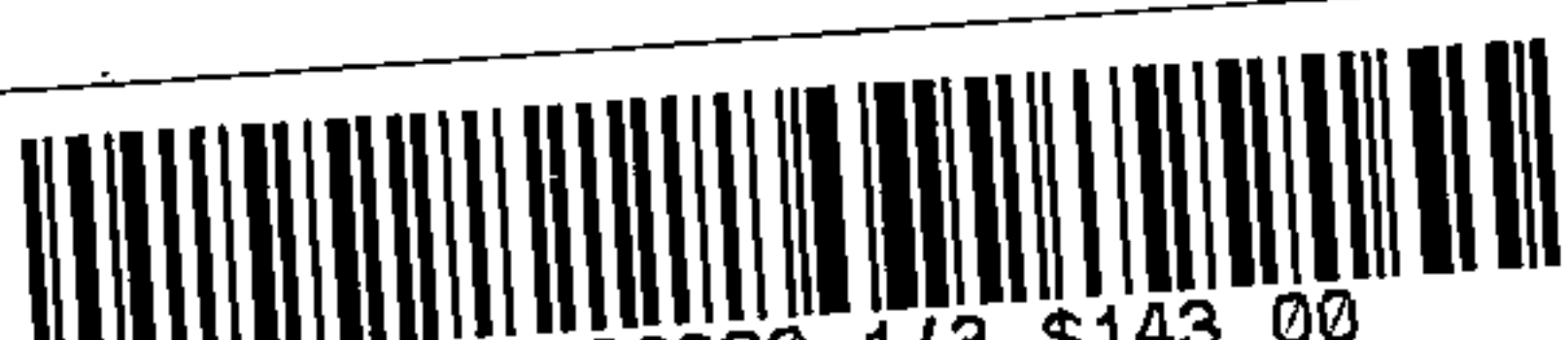
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Gladys C. Steen, 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      day of January, 2020.

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




  
2020010600006920 1/3 \$143.00  
Shelby Cnty Judge of Probate, AL  
01/06/2020 11:37:51 AM FILED/CERT

Shelby County, AL 01/06/2020  
State of Alabama  
Deed Tax:\$115.00

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

A part of the SE 1/4 of SW 1/4 of Section 2, Township 24 North, Range 13 East, described as follows:  
Commence at the NW corner of the SE 1/4 of SW 1/4 of said Section 2 and run East along North line of said 1/4-1/4 section a distance of 607.71 feet to the East right of way line of L & N Railroad for point of beginning of tract herein described; thence continue East along North line of said 1/4-1/4 section a distance of 294.47 feet; thence turn an angle of 89 degrees 36 minutes to the right and run a distance of 536.95 feet; thence turn an angle to the right of 98 degrees 01 minutes and run 297.38 feet to East right of way line of L & N Railroad; thence turn an angle to the right of 81 degrees 59 minutes and run North along East right of way line of said L & N Railroad a distance of 497.57 feet to the point of beginning; being situated in Shelby County, Alabama.

  
20200106000006920 2/3 \$143.00  
Shelby Cnty Judge of Probate, AL  
01/06/2020 11:37:51 AM 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 Gladys C. Steen

Mailing Address

9461 Hwy 31  
Calera, AL 35040

Property Address 9461 Highway 31  
Calera, AL 35040

Grantee's Name Graham Foreign Car Salvage  
Company, Inc.

Mailing Address

970 Hwy 202  
AL Calera AL 35040

Date of Sale January 2020  
Total Purchase Price \$115,000.00

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 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 January 02, 2020

Print Gladys C. Steen

Unattested

(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one



20200106000006920 3/3 \$143.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1