

Prepared by: **WARRANTY DEED**
Sue Mikul
4270 Highway 119
Montevallo, Alabama 35115

KNOW ALL MEN BY THESE PRESENTS, that I, **CLYDE W. PEARCE JR. a married man** hereinafter referred to as Grantor, for and in consideration of the sum of Ten Thousand Dollars and Zero Cents (\$10,000.00) and other good and valuable consideration in hand paid to me by **MATTHEW OWENS AND WHITNEY OWENS a married couple**, hereinafter referred to as Grantee, the following described real property situated in Shelby County, Alabama, to-wit,

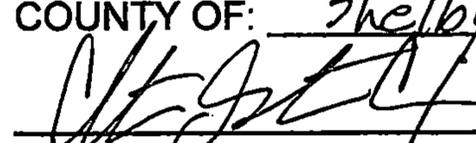
LEGAL DESCRIPTION FOR PARCEL NUMBER 27 1 02 0 001 014.000
4360 HIGHWAY 119
MONTEVALLO, ALABAMA 35115
BEG S L'N NE1/4 SW1/4 & E R/W STATE HIGHWAY 119 NLY ALG R/W 105 FT E 420' S
105'
DB 177 P 269

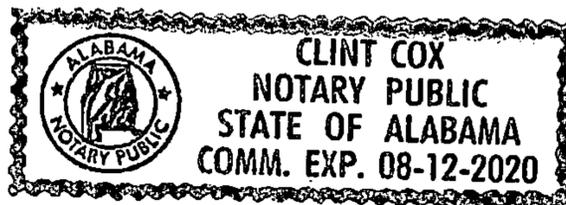
TOGETHER with all and singular, the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns, in fee simple forever. And I do covenant with the said Grantee that I am lawfully seized in fee simple of the said premises; that I have a good right to grant and convey the same of aforesaid; that said premises are free from all liens and encumbrances; and that I will and my heirs; executors, administrators and assigns shall forever warrant and defend the title to and the possession of the same unto the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.


CLYDE W. PEARCE JR.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 9th day of December, 2019.

STATE OF ALABAMA
COUNTY OF: Shelby

NOTARY



MY COMMISSION EXPIRES: _____

Shelby County, AL 01/29/2020
State of Alabama
Deed Tax: \$10.00


20200129000038180 1/2 \$35.00
Shelby Cnty Judge of Probate, AL
01/29/2020 10:35:52 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 Clyde Pearce
Mailing Address 1301 Paradise Cove Ln
Wilsonville, AL 35186

Grantee's Name Matthew & Whitney Owens
Mailing Address 133 Dallas Ln
Montevallo, AL 35115

Property Address 4360 Hwy 119
Montevallo, AL
35115

Date of Sale 12/9/20
Total Purchase Price \$ 10,000
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 1/29/2020

Print Whitney Owens

Sign Whitney Owens

Unattested
Verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

