

This Instrument was Prepared by:

Send Tax Notice To: McOakes Properties LLC

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

File No.: S-20-26042

20395 Hwy 25  
Suite A  
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ten Thousand Dollars and No Cents (\$10,000.00)**, 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, **H. L. Conwill**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **McOakes Properties LLC**, (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 his spouse.

\$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 28th day of January, 2020.

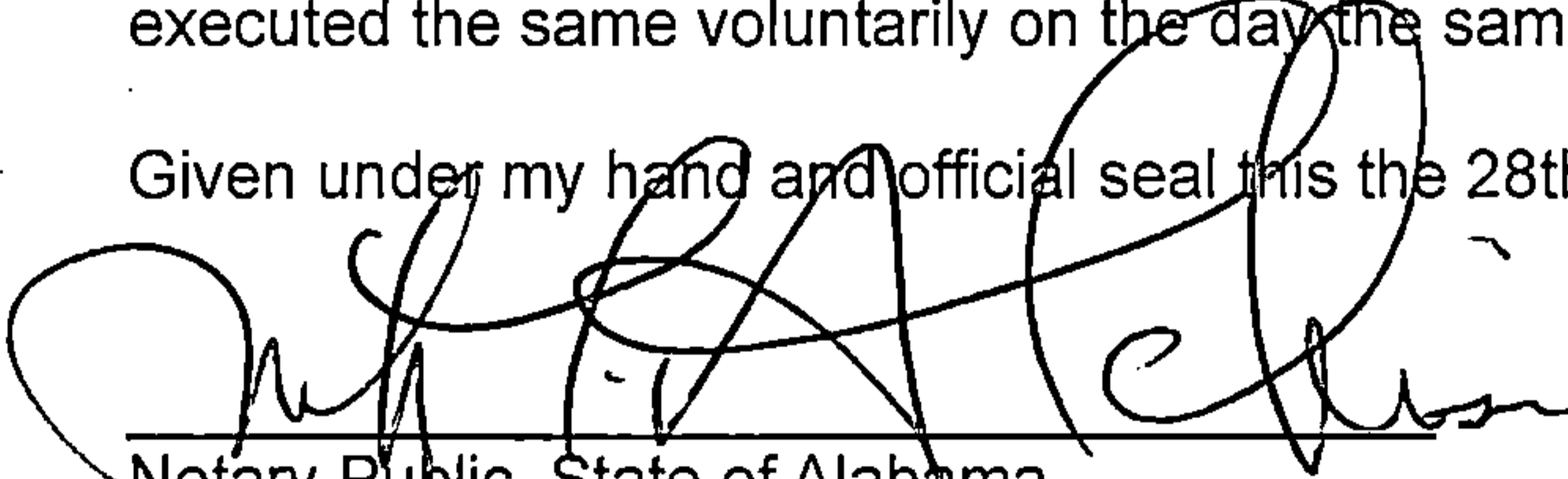
  
H. L. Conwill

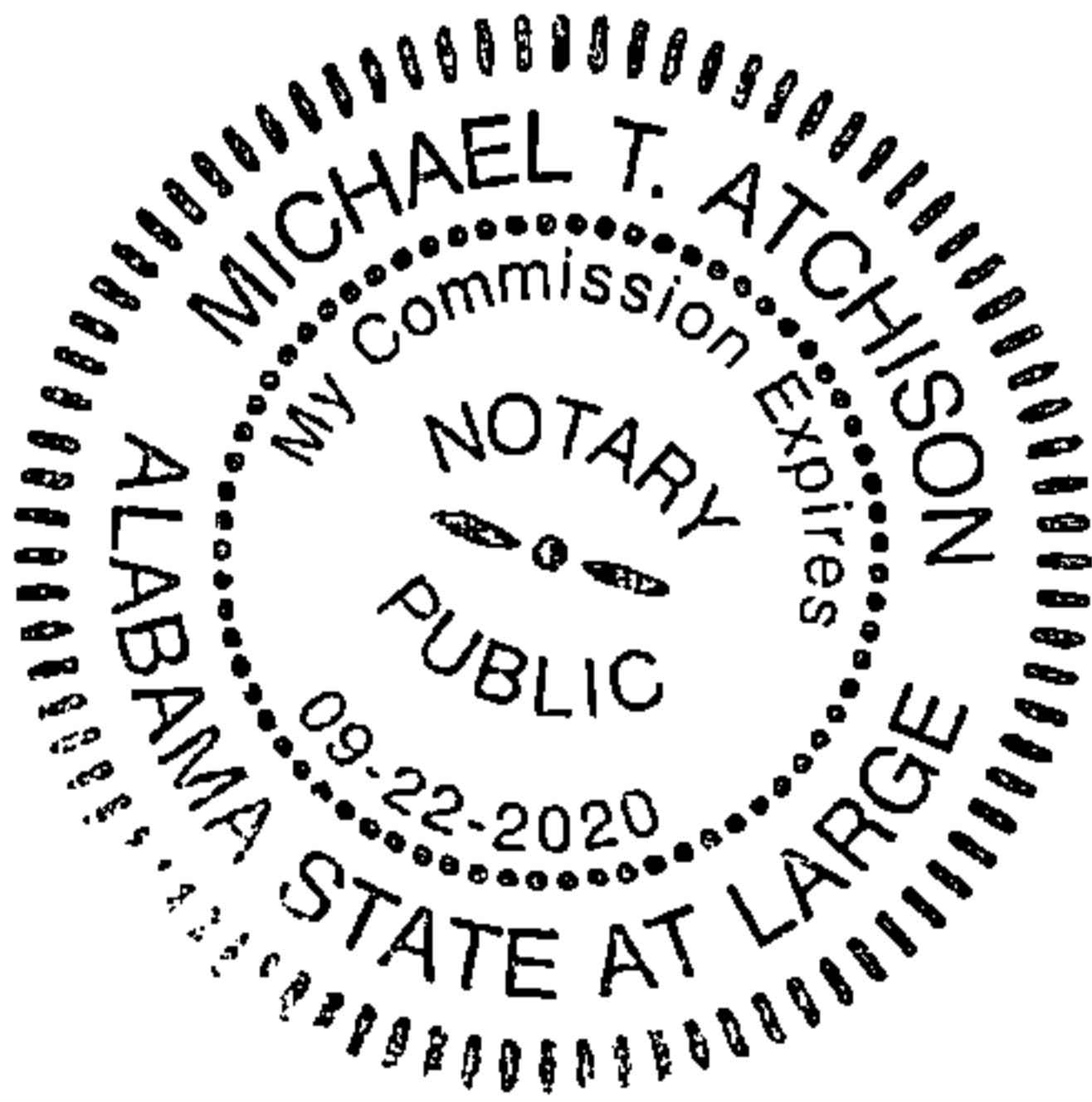
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that H. L. Conwill, 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 28th day of January, 2020.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: January 28, 2020

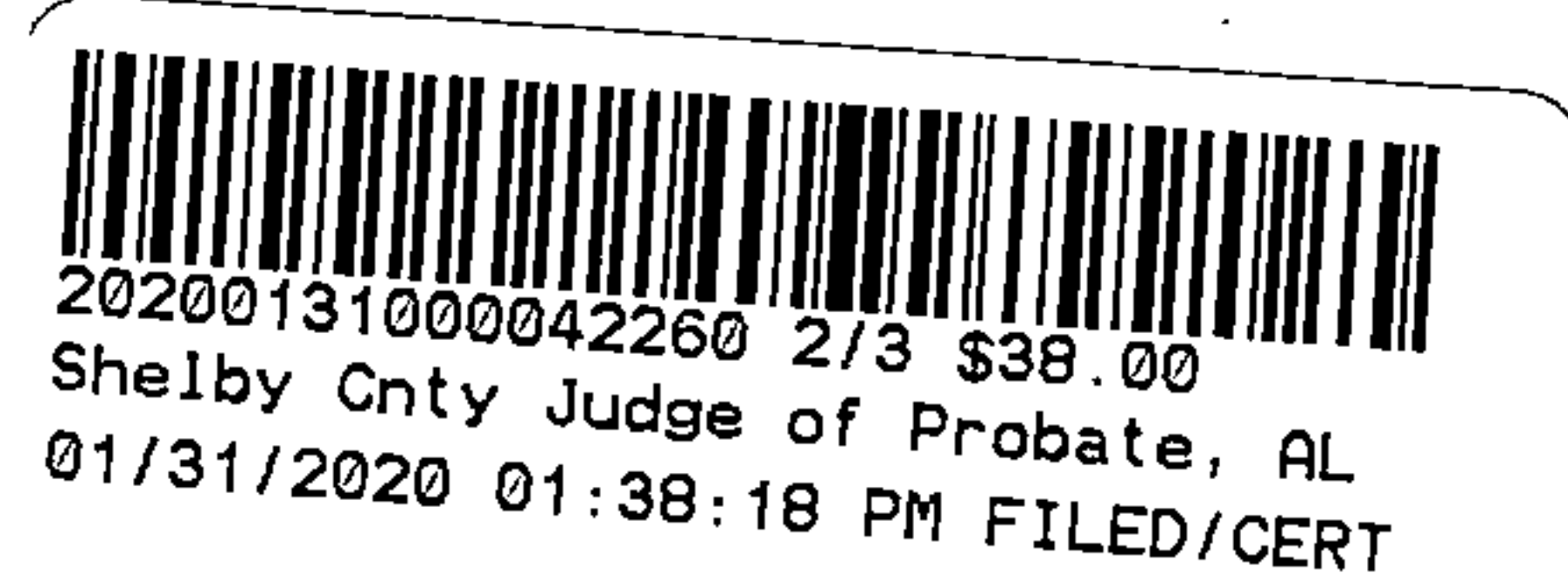


  
20200131000042260 1/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
01/31/2020 01:38:18 PM FILED/CERT

Shelby County, AL 01/31/2020  
State of Alabama  
Deed Tax: \$10.00

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

A lot in the SE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commencing at a point on the West side of Main Street on the Western boundary of said Main Street 10 inches North of the Northeast corner of where J.L. Peters' building once stood; thence running North along the Western boundary of said Main Street 24 feet 4 inches to the center of the North wall of the building herein conveyed; thence West 90 feet along the South boundary line of Columbiana Savings Bank lot (now belonging to H.L. Conwill); thence South 24 feet 4 inches; thence East 90 feet to the point of beginning.  
Situating in Shelby County, Alabama.



## Real Estate Sales Validation Form

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

Grantor's Name	H. L. Conwill	Grantee's Name	McOakes Properties LLC
Mailing Address	<u>P.O. Box 69</u> <u>Vincent AL 35178</u>	Mailing Address	<u>20395 Hwy 25</u> <u>Smith</u> <u>Columbiana, AL 35051</u>
Property Address	<u>108 South Main Street</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>January 28, 2020</u>
		Total Purchase Price	<u>\$10,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 January 24, 2020

Print H. L. Conwill

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20200131000042260 3/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1