

This Instrument was Prepared by:

Send Tax Notice To: Corie Wallace

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

121 Waterford Highlands Trail
Calera, AL 35040

File No.: MV-20-26097

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Five Thousand Dollars and No Cents (\$45,000.00)**, 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, **Graham's Foreign Car Salvage Co., Inc.**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Corie Wallace**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SE corner lot of Block 48, Lot 1, in Block 48, according to J. H. Dunstan's Map of Town of Calera, Alabama, Shelby County. Size of lot being 58 feet X 150 feet fronting 8th Avenue and Highway 31; 58 feet West side Highway 31 (Montgomery Avenue) and 150 feet North side of 8th Avenue. Situated in Shelby County, Alabama.

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.

\$36,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

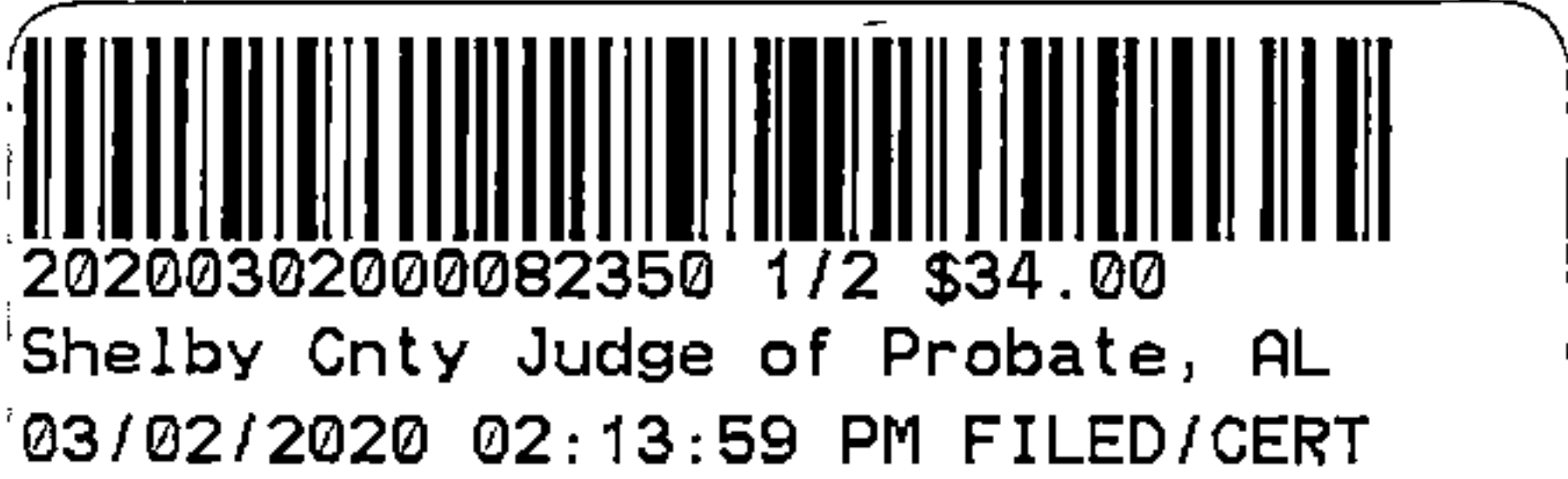
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 February, 2020.

GRAHAM'S FOREIGN CAR SALVAGE CO., INC.


By Billy K. Graham Jr
President



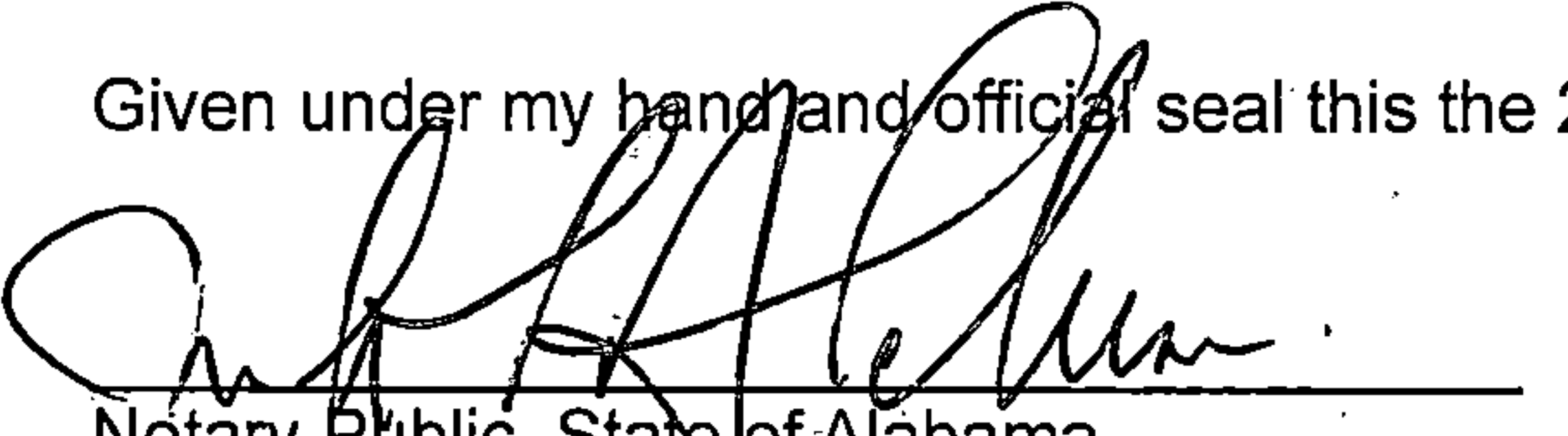
Shelby County, AL 03/02/2020
State of Alabama
Deed Tax: \$9.00

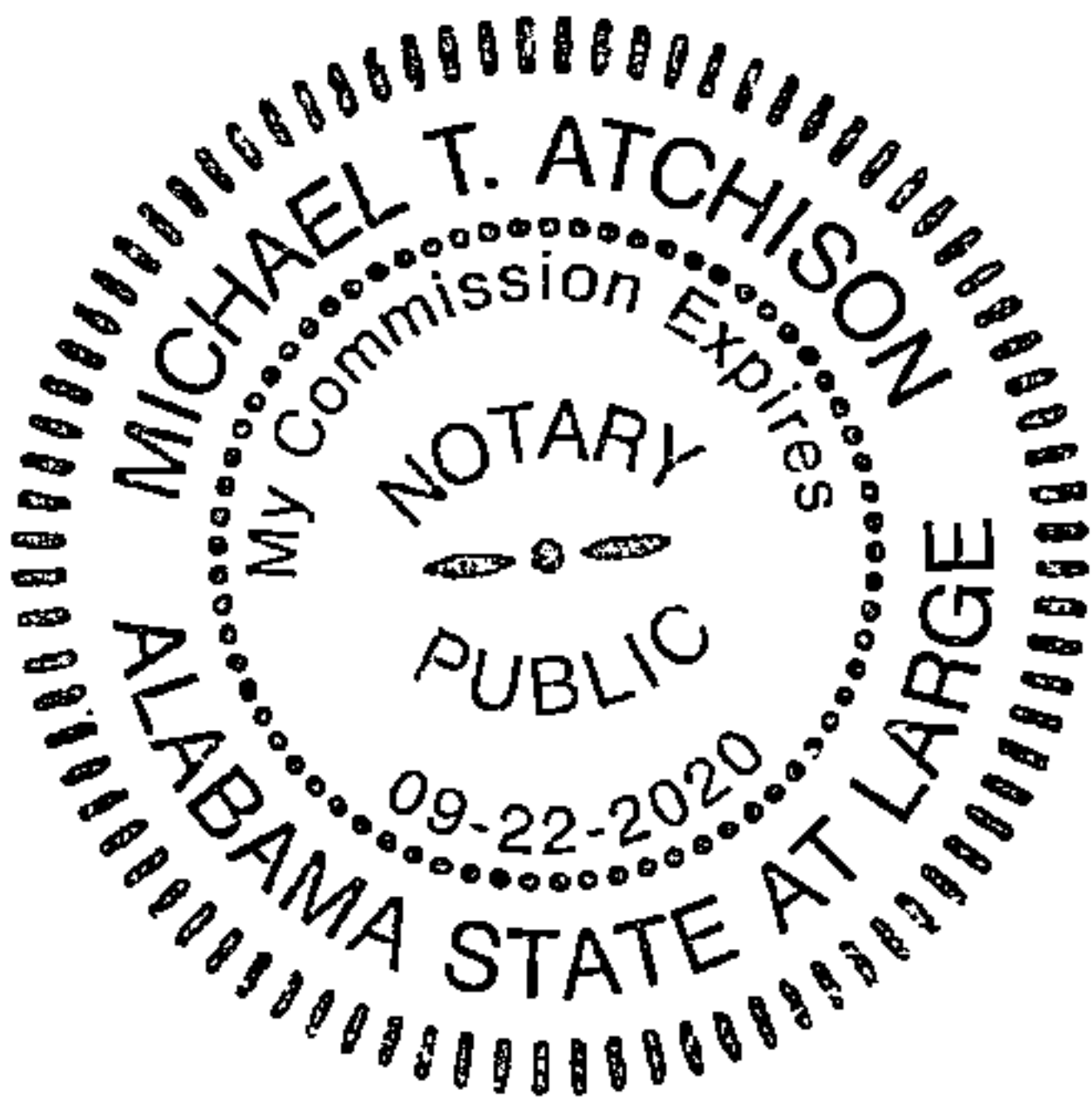
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Billy K. Graham, Jr. as President of Graham's Foreign Car Salvage Co., Inc., 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 February, 2020.


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



Real Estate Sales Validation Form

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

Grantor's Name Graham's Foreign Car Salvage Co., Inc.

Mailing Address 988 Hwy 67
Calera AL 35040

Property Address Calera, AL 35040

Grantee's Name Corie Wallace

Mailing Address 121 Waterford Highland Trl
Calera, AL 35040

Date of Sale February 28, 2020

Total Purchase Price \$45,000.00

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 February 25, 2020

Print Graham's Foreign Car Salvage Co., Inc.

Unattested

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

(verified by)



20200302000082350 2/2 \$34.00
Shelby Cnty Judge of Probate, AL
03/02/2020 02:13:59 PM FILED/CERT

Form RT-1