

This instrument was prepared by:

Mary Stewart Nelson, Esq.
400 Century Park South, #224
Birmingham, Alabama 35226

Sent Tax Notices to:

Robert Strange & Tammy Evans
701 Bentmoor Dr.
Helena, AL 35080

State of Alabama
County of Shelby

20200413000143810

04/13/2020 01:55:15 PM

DEEDS 1/4

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I, Wright Homes, Inc., an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Robert Joseph Strange, and Tammy Evans, a married husband and wife (herein referred to as Grantees), the following described real estate, situated in County, Alabama, to-wit:

See Exhibit A for Legal Description

Parcel ID: 13-4-20-3-001-001.005

Property Address: 701 Bentmoor Drive, Helena, AL 35080

Subject to:

- (1) Taxes or assessments for the year 2020 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, boundary lines, and rights of way of record

Be it known that \$559,392.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantees, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The Grantor covenants and agrees with the Grantees that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right

to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of Wright Homes, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 10th day of April, 2020.


Wright Homes, Inc.

By: Richard Wright
Title: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Richard Wright, who serves as the President and is acting on behalf of Wright Homes, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 10th day of April, 2020.

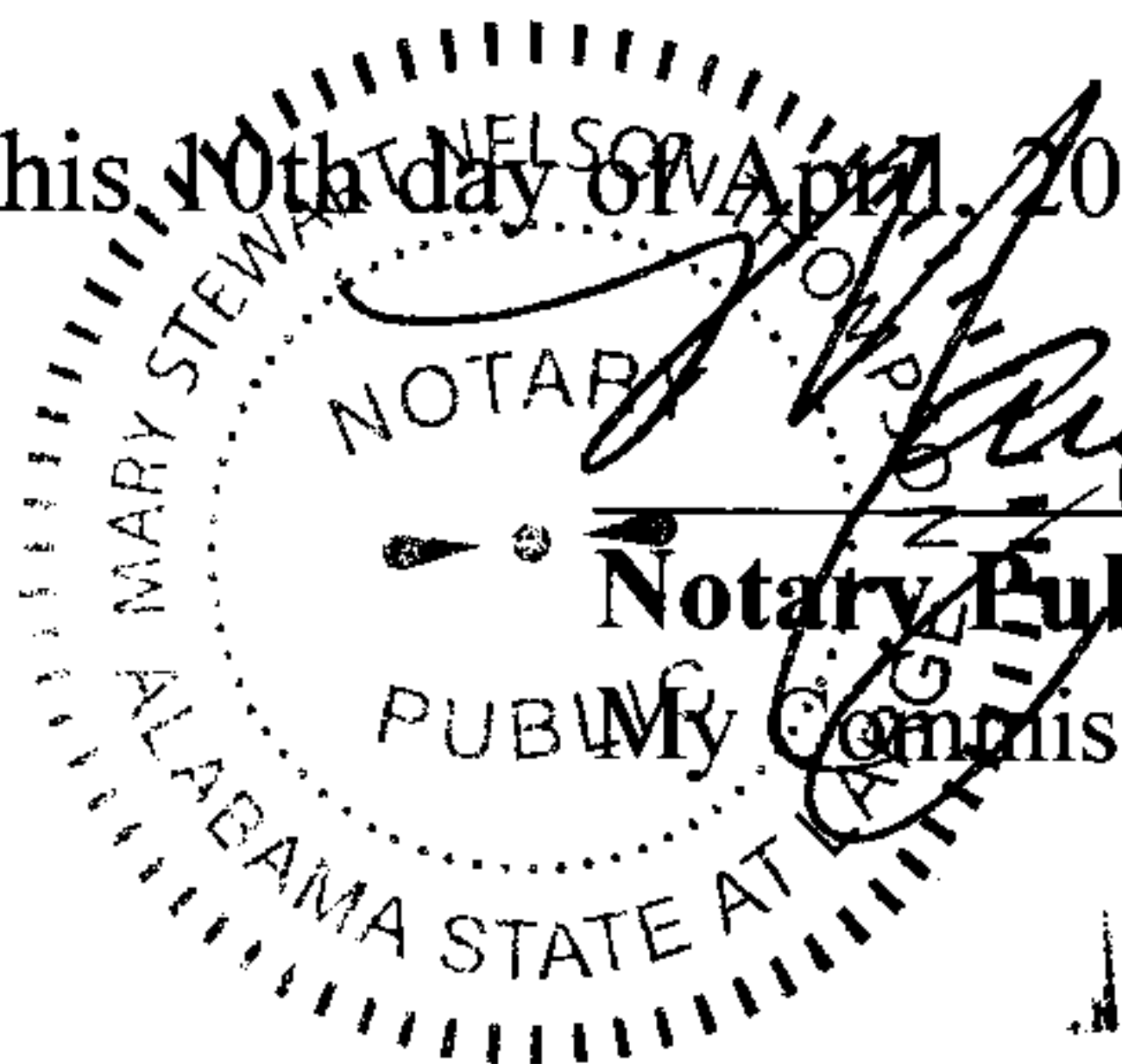
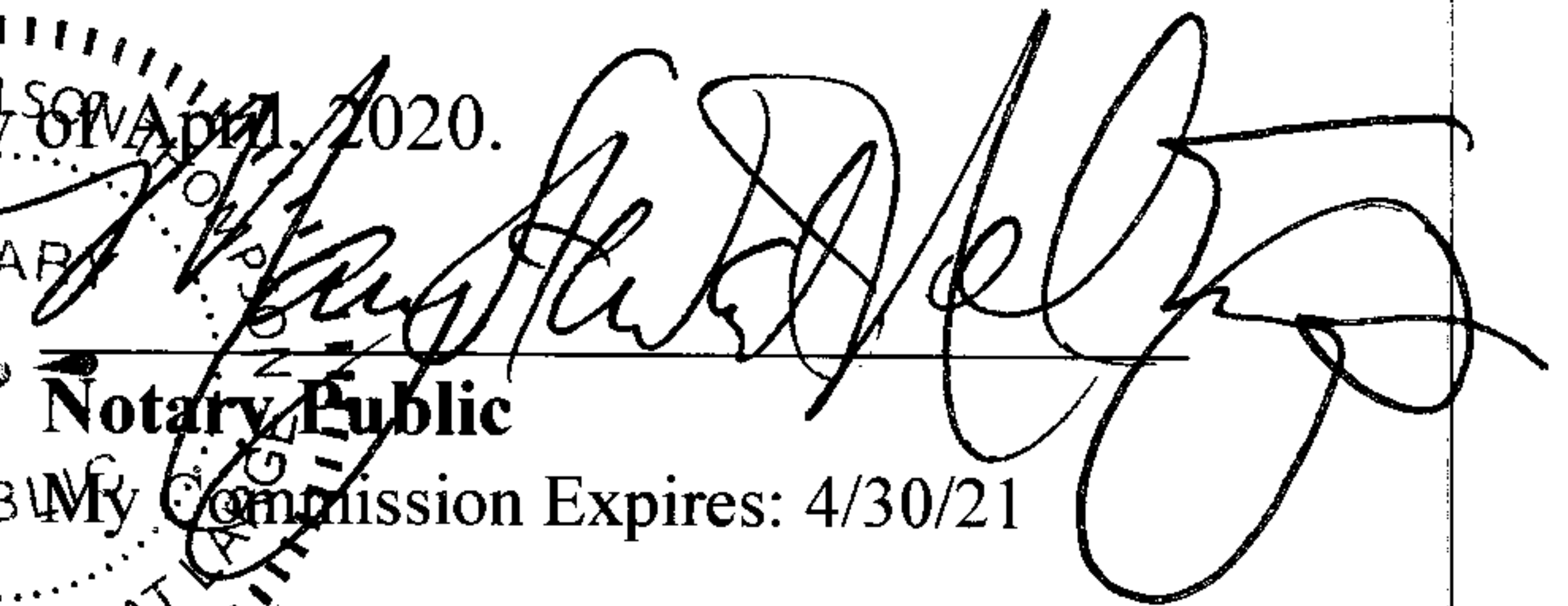

Notary Public
My Commission Expires: 4/30/21


EXHIBIT A

20200413000143810 04/13/2020 01:55:15 PM DEEDS 3/4

Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 20 South, Range 3 West, Shelby County, Alabama; thence S89°58'30" W for a distance of 279.80' to the point of beginning; thence continue S89°58'30" W for a distance of 1661.38'; thence N43°51'09" E for a distance of 281.23'; thence N38°04'03"E for a distance of 80.00'; thence N51°55'57"W for a distance of 120.00' to the Easterly R.O.W. line of Old Cahaba Parkway, 60' R.O.W.; thence 38°04'03"E and along said R.O.W. line for a distance of 40.00'; thence S51°55'57"E and leaving said R.O.W. line for a distance of 120.00'; thence N38°04'03"E for a distance of 554.13'; thence N54°28'18"E for a distance of 69.87'; thence N83°05'46"E for a distance of 75.14'; thence S75°48'13"E for a distance of 212.49'; thence S85°16'11"E for a distance of 114.37'; thence N72°54'42"E for a distance of 102.53'; thence S58°34'08"E for a distance of 819.56'; thence S31°26'27"W for a distance of 379.34'; to the point of beginning. Situated 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 Wright Homes
 Mailing Address PO Box 429
McCallie Ave 35111

Grantee's Name Robert Strange + Tammy Evans
 Mailing Address 701 Bentmar Dr.
Helena AL 35080

Property Address 701 Bentmar Dr.
Helena AL 35080

Date of Sale 4/10/20
 Total Purchase Price \$ 649,838.00
 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 contained in the deed

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 4/10/20

Print Mary Stewart Nelson Thompson

Sign Mary Stewart Nelson Thompson

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/13/2020 01:55:15 PM
 \$121.50 CHERRY
 20200413000143810

Allen S. Byrd

Form RT-1