

Send tax notice to:  
Timothy David Sizemore & Sarah Renee Sizemore  
1219 Grande View Lane  
Maylene, AL 35114  
PEL2000199

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Eighty Eight Thousand Nine Hundred and 00/100 Dollars (\$388,900.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **M & B Construction, Inc., an Alabama Corporation** whose mailing address is:

305 Carriage Lane, Alabaster, AL 35007 (hereinafter referred to as "Grantor"), by **Timothy David Sizemore and Sarah Renee Sizemore** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 818, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 8th Addition, as recorded in Map Book 32, Page 47, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$369,455.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

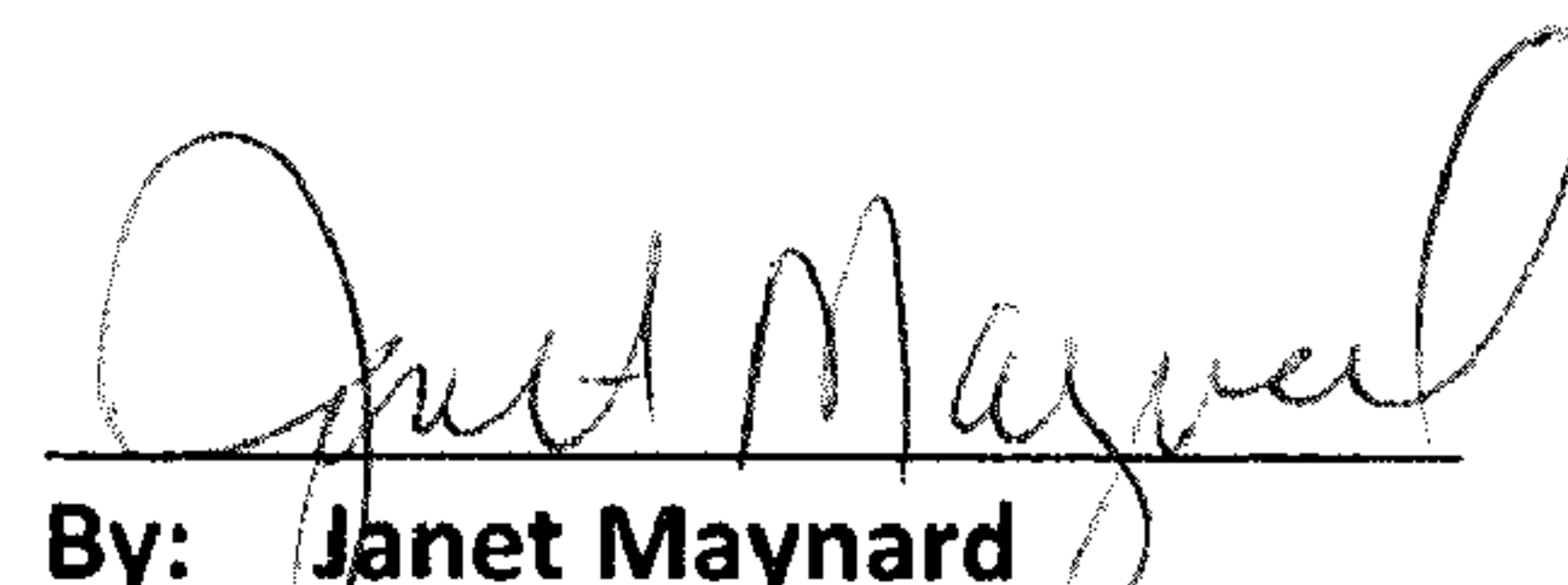
The Grantor does for itself, its heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its signature and seal on April 30, 2020.

**M & B Construction, Inc., an  
Alabama Corporation**

  
By: **Brian Maynard**  
Its: **President**

  
By: **Shaun Barr**  
Its: **Vice President**

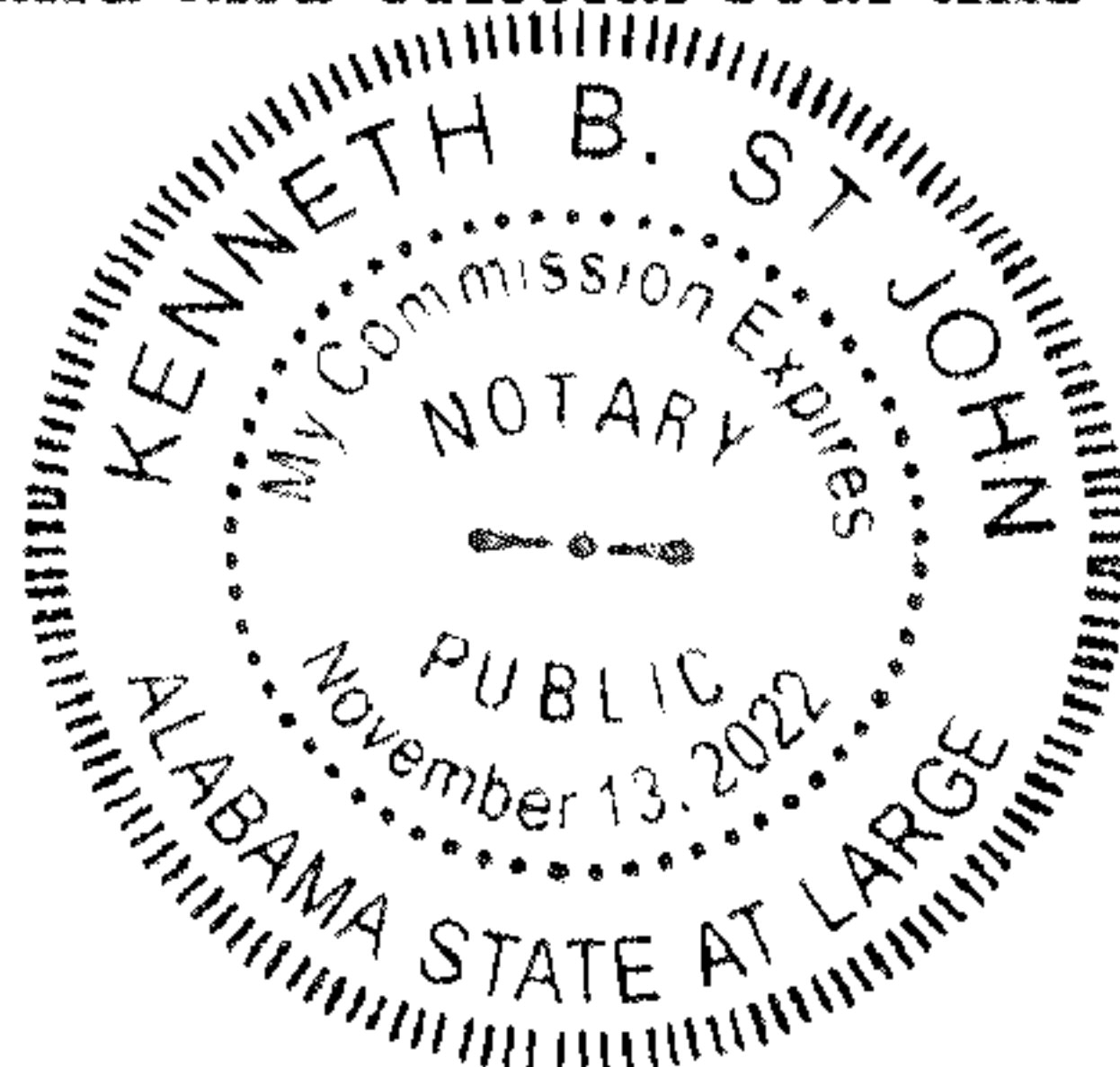
  
By: **Janet Maynard**  
Its: **Vice President**

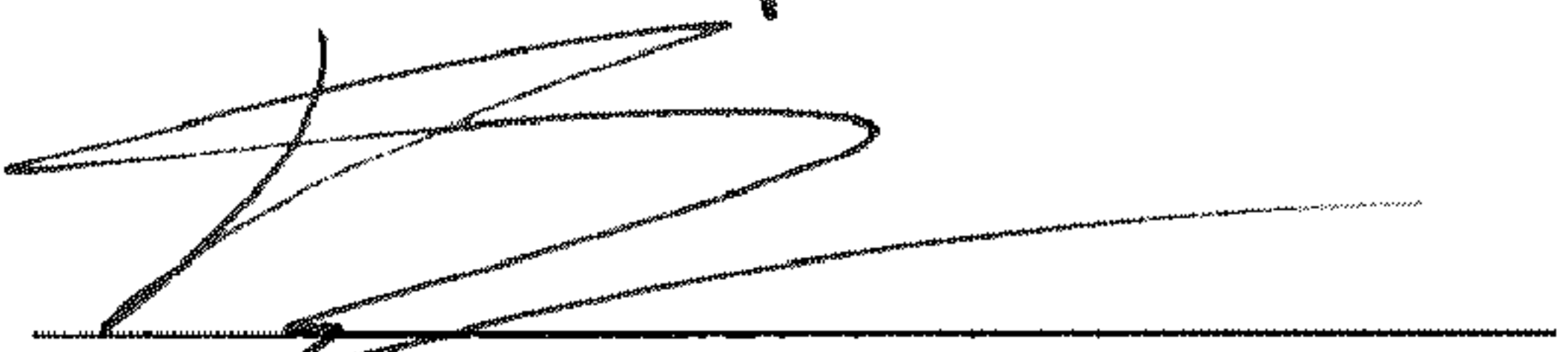
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian Maynard, whose name as its President of M & B Construction, Inc., an Alabama Corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such President and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of April, 2020.

(NOTARIAL SEAL)



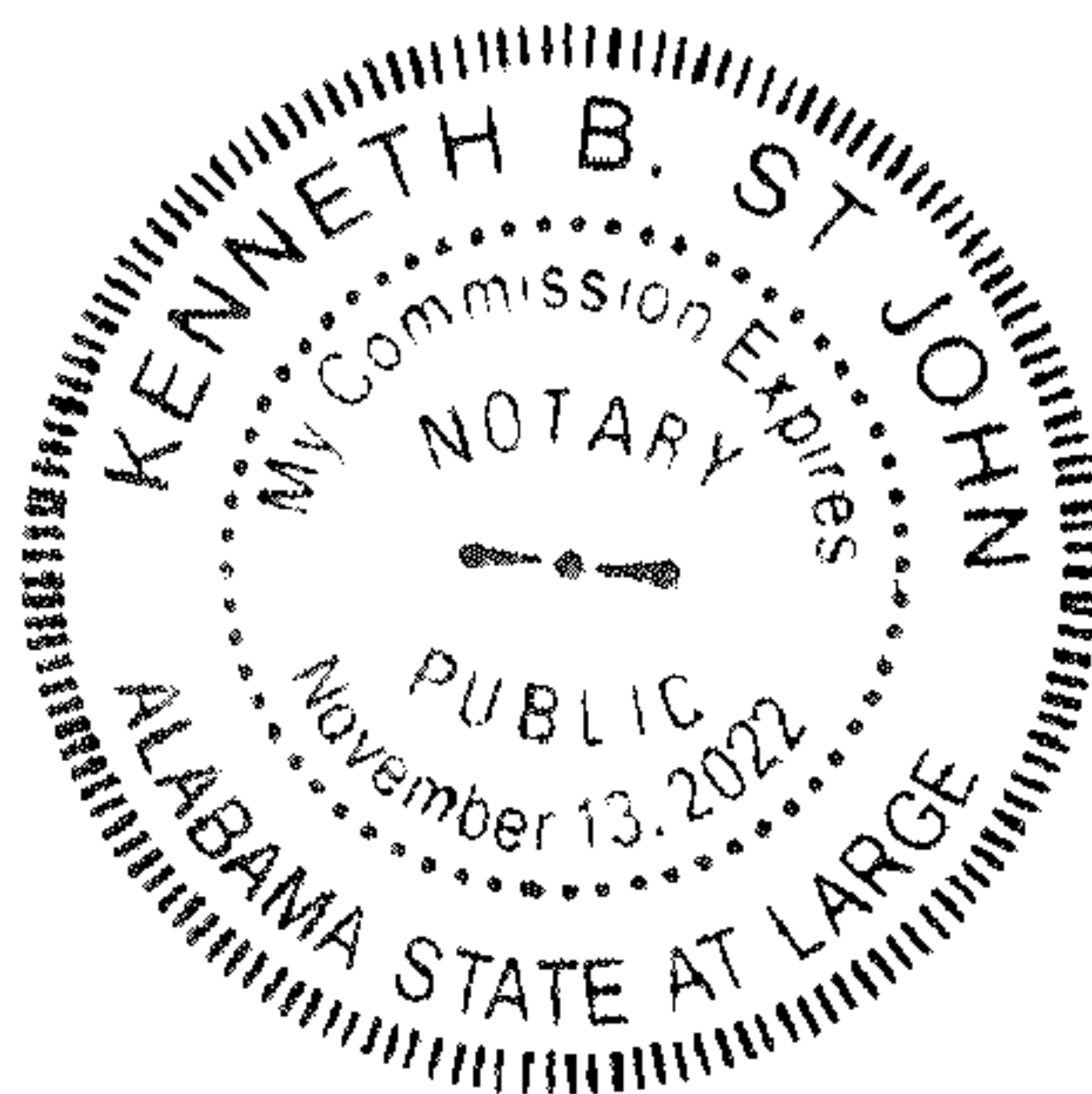
  
Notary Public  
Print Name: Kenneth B. St John  
Commission Expires: 11/13/2022


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shaun Barr, whose name as its Vice President of M & B Construction, Inc., an Alabama Corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such Vice President and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of April, 2020.

(NOTARIAL SEAL)



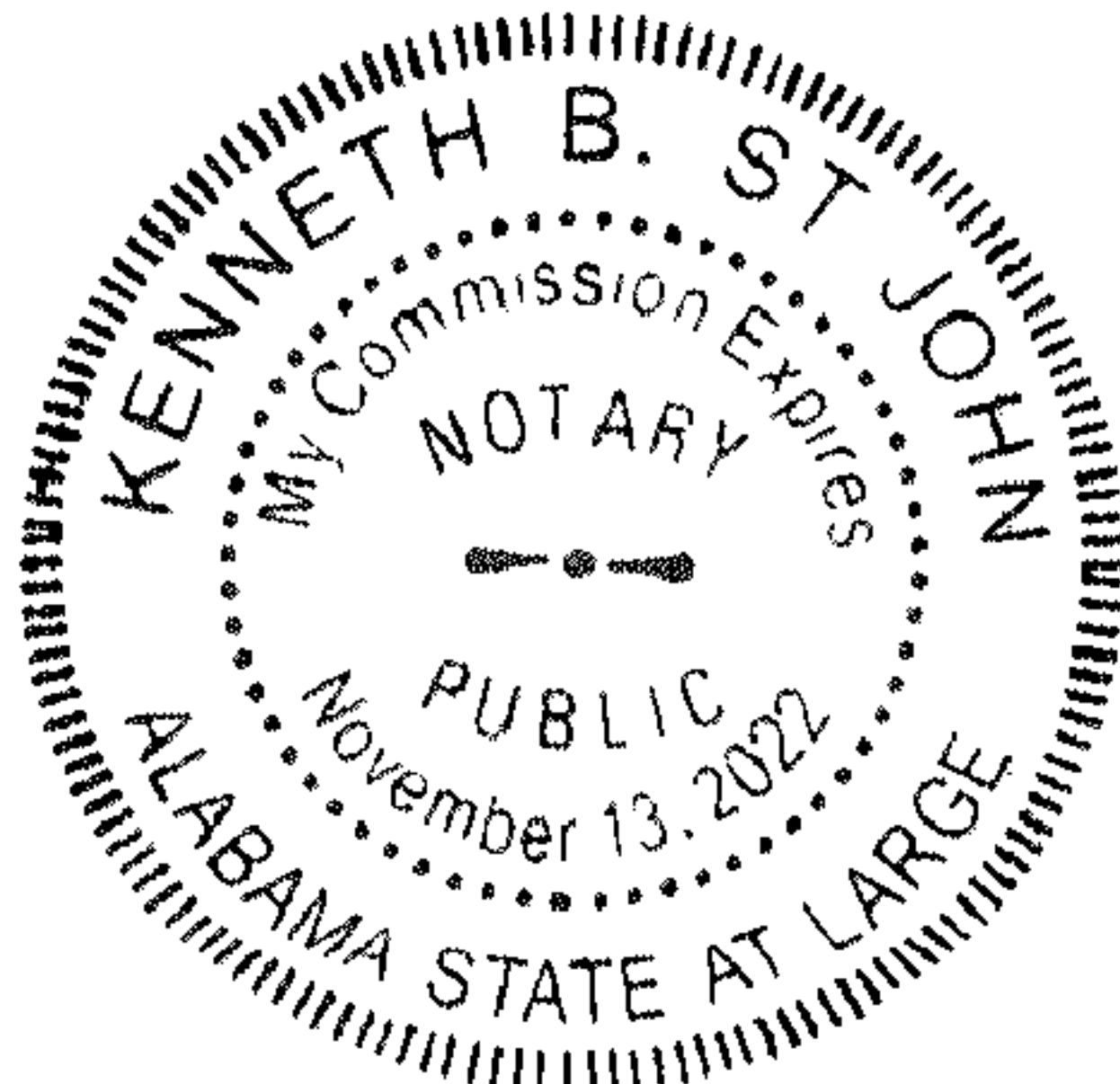
  
Notary Public  
Print Name: Kenneth B. St John  
Commission Expires: 11/13/2022

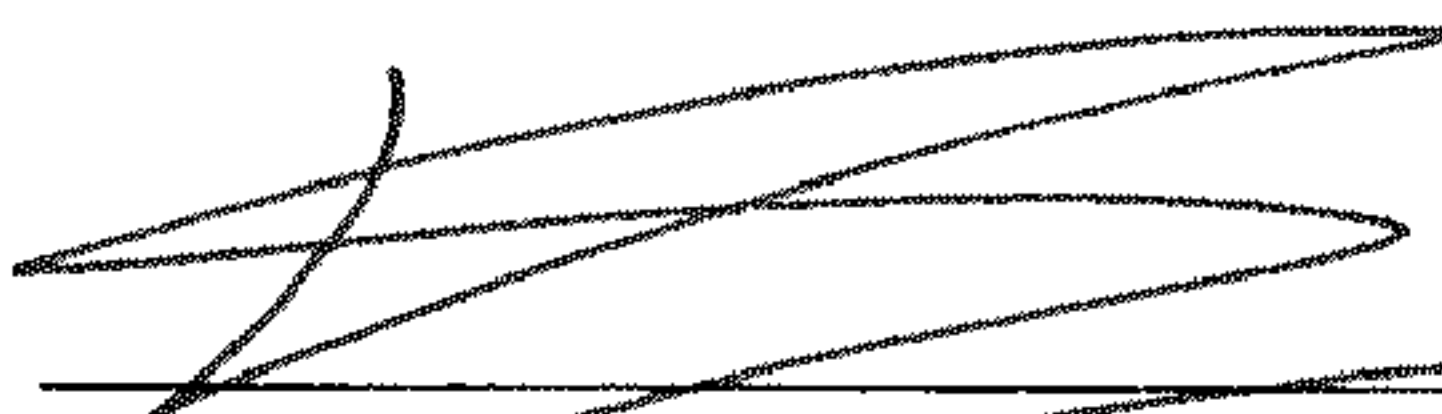
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet Maynard, whose name as its Vice President of M & B Construction, Inc., an Alabama Corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she in her capacity as such Vice President and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of April, 2020.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Kenneth B. St John  
Commission Expires: 11/13/2022



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	M&B Construction, Inc	Grantee's Name	Timothy David Sizemore and Sarah Renee Sizemore
Mailing Address	305 Carriage Lane Alabaster AL 35007	Mailing Address	1219 Grande View Lane Maylene, AL 35114
Property Address	1219 Grande View Lane Maylene, AL 35114	Date of Sale	4/30/2020
		Total Purchase Price	\$ 388,900
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 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 5/1/2020

Print Skyler Murphy

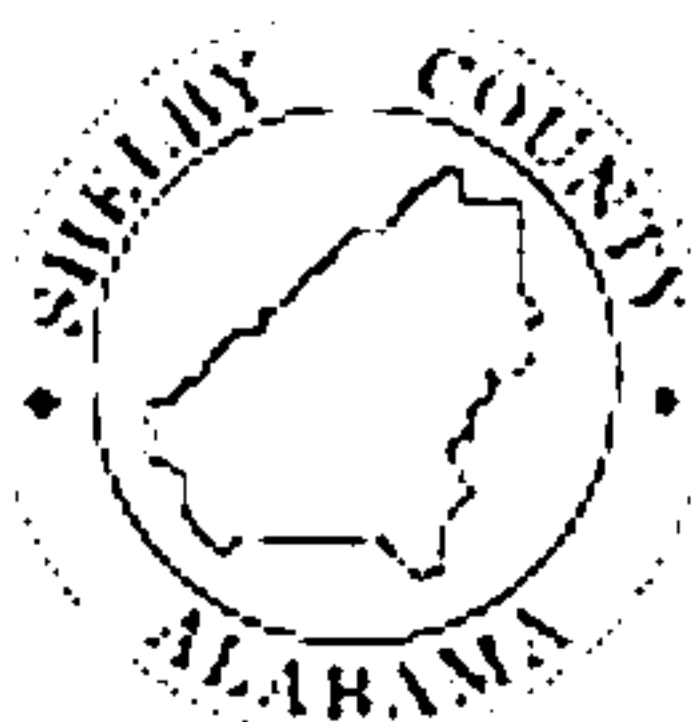
☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/04/2020 09:07:46 AM  
\$50.50 MIST  
20200504000172630

*Allen S. Bayl*