

20200507000179870
05/07/2020 12:03:53 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
The Westervelt Company, Inc.
1400 Sack Warner Pkwy NE
Tuscaloosa, AL 35404

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **Twenty-one Thousand Six Hundred Dollars and NO/100 (\$21,600.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **Christopher Wimbish and Badolsadat Mahdavi Wimbish, husband and wife** (herein referred to as grantors), grant, sell, bargain and convey unto, **The Westervelt Company, Inc., a Delaware Corporation** (herein referred to as Grantee whether one or more), the following described real estate, situated in Shelby County, Alabama to wit:

Begin at the intersection of the South right of way line of the new paved Shelby County Highway No. 450 (formerly being known as the Weldon and Harpersville Public Road) with the East line of the West Half of Section 34, Township 19 South, Range 1 East; and thence run Southwesterly along said South right of way line a distance of 100.00 feet; thence run South, parallel with the East line of the West Half of said Section 34, a distance of 420 feet; thence run Northeasterly, parallel with said South right of way line, a distance of 100.0 feet, to a point on the East line of the West Half of said Section 34; thence run North, along the East line of the West Half of said Section 34, a distance of 420 feet to the point of beginning. Situated in Shelby County, Alabama.

Tax Key No.: 08-8-34-0-000-012.000

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, its successors and assigns forever.

And we do for ourselves and for our heirs and assigns, covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

M190709

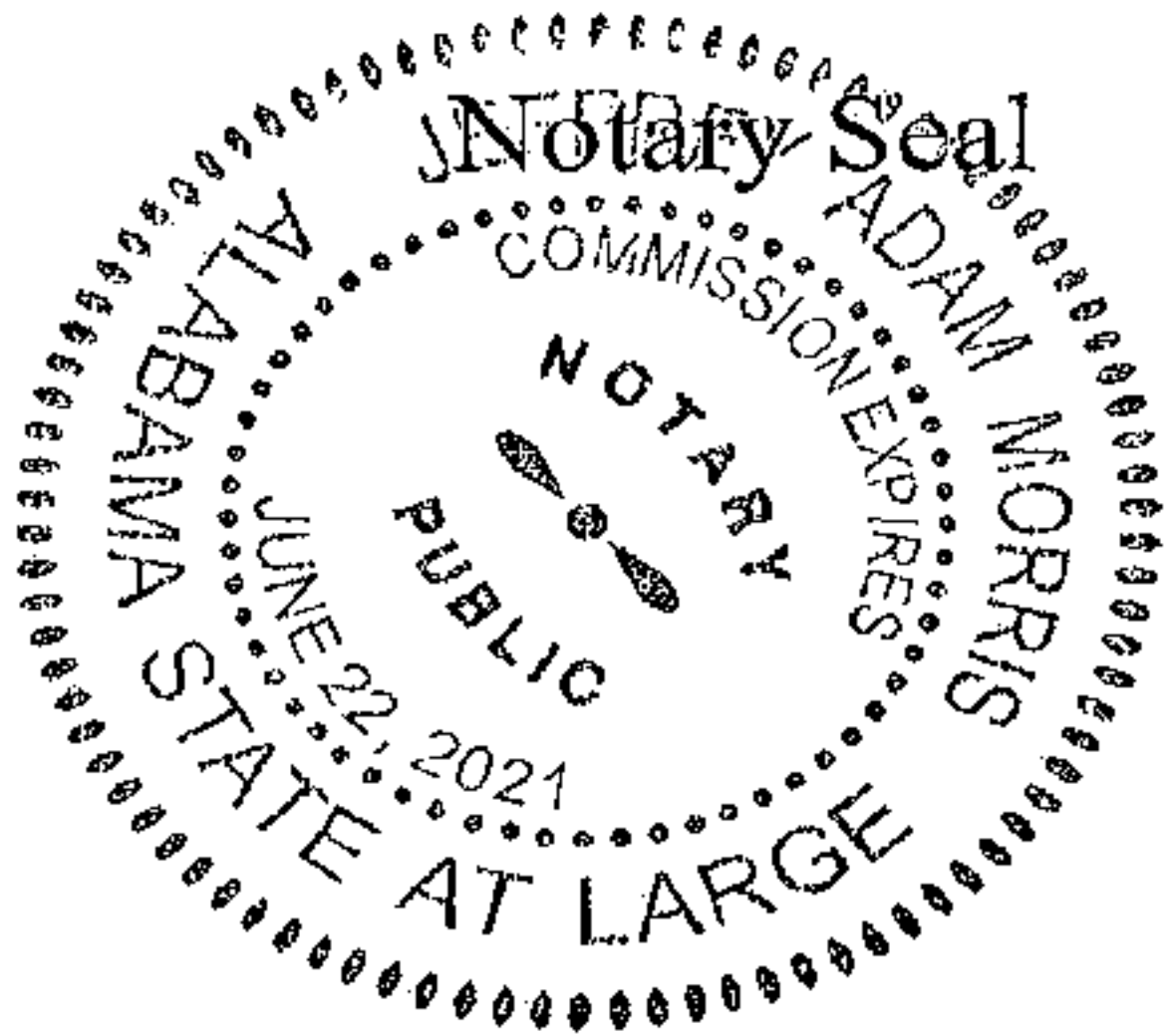
IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hand and seal, this
1st day of May, 2020

Christopher Wimbish
 Christopher Wimbish

STATE OF AL
 COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Christopher Wimbish whose name is signed to the foregoing deed and who is known to me,
 acknowledged before me on this day that, being informed of the contents of the conveyance, he/she
 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of May, 2020



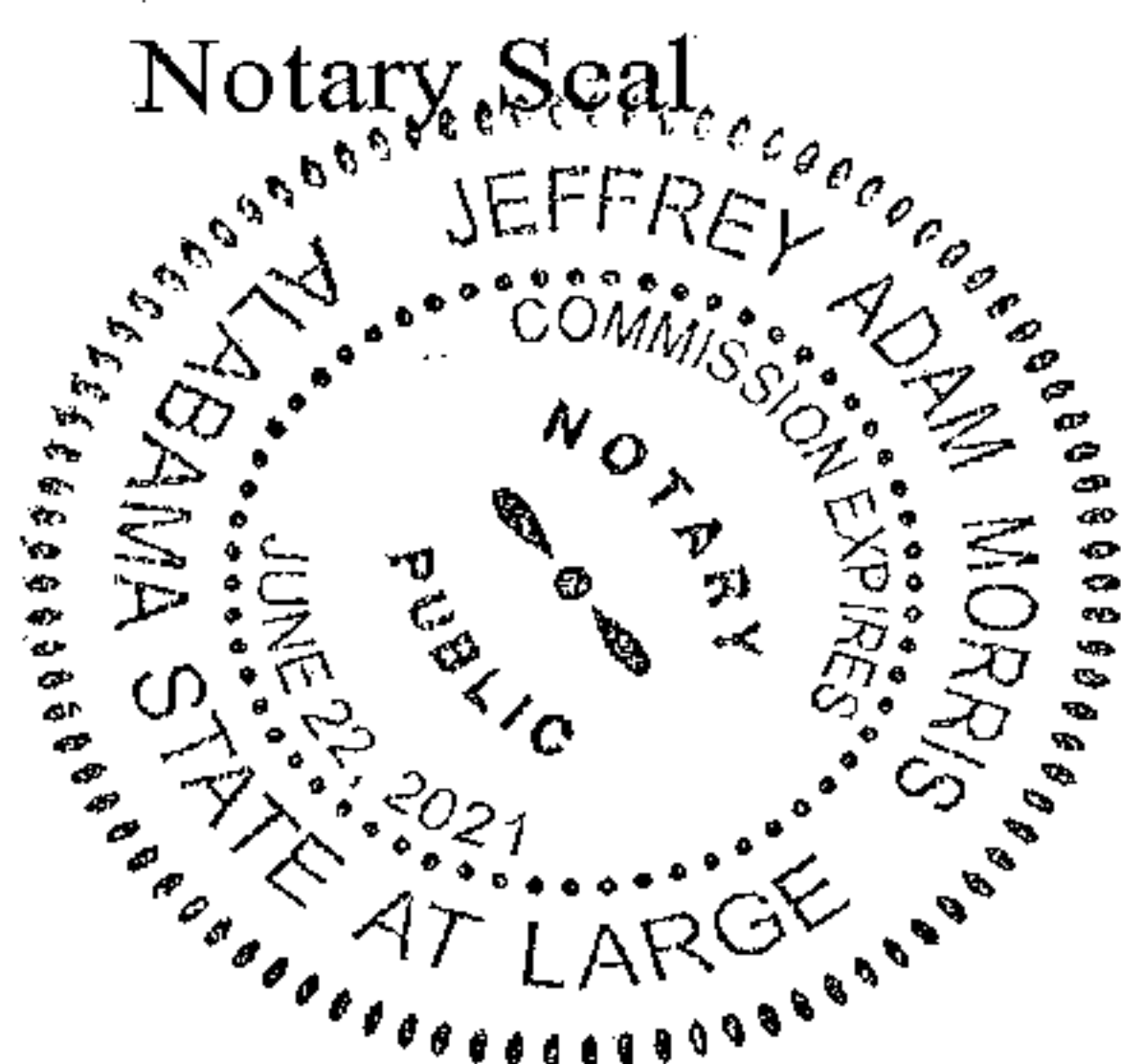
Notary Public
 My commission expires: 6/22/2021

Badolsadat Mahdavi Wimbish
 Badolsadat Mahdavi Wimbish

STATE OF AL
 COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Badolsadat Mahdavi Wimbish whose name is signed to the foregoing deed and who is known to me,
 acknowledged before me on this day that, being informed of the contents of the conveyance, he/she
 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of May, 2020



Notary Public
 My commission expires: 6/22/2021

Real Estate Sales Validation Form

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

Grantor's Name Christopher Wimbish
 Mailing Address Badol's addt Wimbish
249 Cherser Plantation Ln
Chelsea, AL 35043

Grantee's Name The Westervelt Co. Inc
 Mailing Address 1400 Jack Warner Pkwy NE
Tuscaloosa, AL
35404

Property Address 2080 Rock School Rd
Harpersville, AL
35078

Date of Sale 5-6-2020
 Total Purchase Price \$ 21,600

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

5-6-2020

Print

James G. La

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/07/2020 12:03:53 PM
 \$50.00 CHERRY
 20200507000179870

Print Form

Form RT-1

Allison Byrd