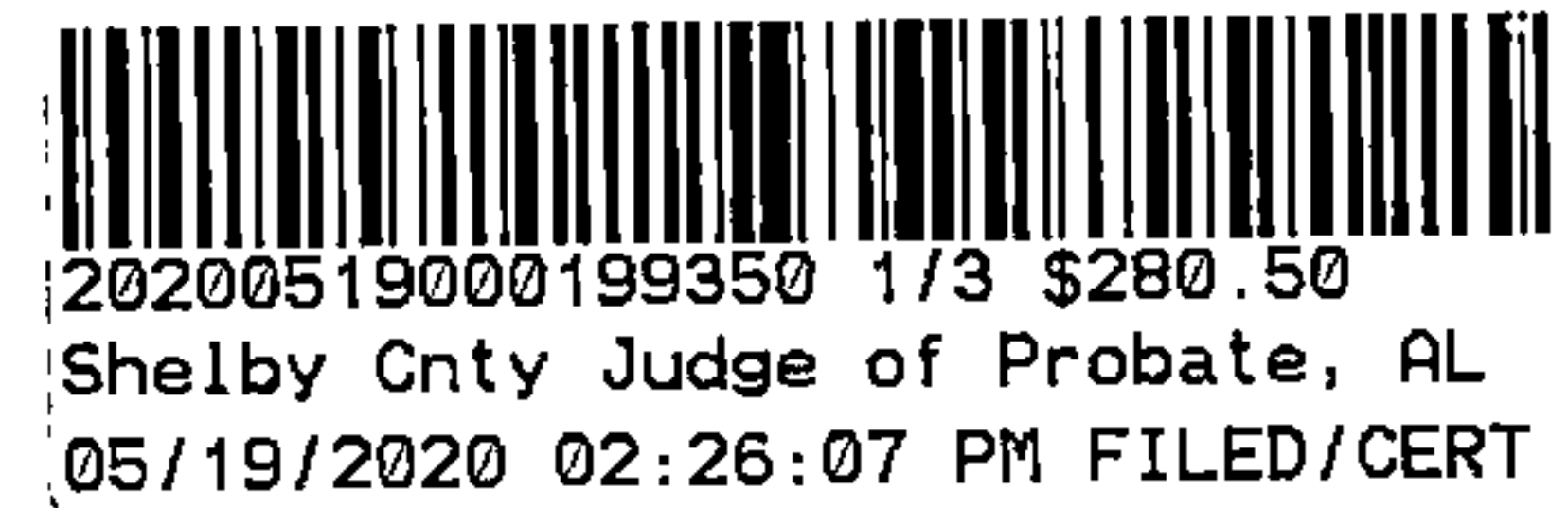


THIS INSTRUMENT PREPARED BY:
RICHMOND B. GUNTER
MUNCIE & MATTSON, P.C.
P.O. BOX 3208
AUBURN, ALABAMA 36831
334.821.7301

NOTE: THE PREPARER OF THIS
DOCUMENT IS ACTING SOLELY AS
SCRIVENER FROM INFORMATION
PROVIDED BY GRANTOR. NO TITLE
EXAMINATION HAS BEEN PERFORMED
AND NO TITLE OPINION IS RENDERED.



WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 05/19/2020
State of Alabama
Deed Tax:\$252.50

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned, **Charles Ray Morgan and Anne B. Morgan, husband and wife** (hereinafter referred to as Grantors), in hand paid by **ABCO AL, LLC, an Alabama limited liability company**, (hereinafter referred to as Grantee), the receipt and sufficiency whereof are hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee, that certain parcel of real estate situated in Shelby County, Alabama, being more particularly described as:

Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 15-South, Range 3-West and run South on the West line of said 1/4-1/4 Section a distance of 662.56 feet thence turn left 89°-07' and run East a distance of 32.34 feet to the East right-of-way line of County Road 271, said point being the point of beginning; thence continue East on same line a distance of 628.27 feet; thence turn left 90°-55'-24" and run North a distance of 202.61 feet; thence turn left 61°-48'-56" and run Northwesterly a distance of 431.79 feet; thence turn left 59°-15'-48" and run Southwesterly a distance of 303.00 feet to the East right-of-way line of County Road 271, said point being the point of beginning of a curve to the right having a radius of 214.84 feet and a central angle of 37°-00'; thence turn left 88°-23' to the tangent of said curve, thence run Southerly along the arc of said curve and along the East right-of-way line of said road a distance of 138.74 feet to the end of said curve, thence run Southwesterly along the extended tangent of said curve and along the East right-of-way line of said road a distance of 107.05 feet to the point of beginning, containing 4.4 acres. There are no right-of-way, easements, or encroachments over or across said property to my knowledge except as shown, said property does not lie in any flood hazard area as designated by any government agency.

LESS AND EXCEPT: A parcel of land containing 2.08 acres, more or less, in the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 19-South, Range 3-West, Shelby County, Alabama; described as follows: Commence at the Southwest Corner of said 1/4-1/4

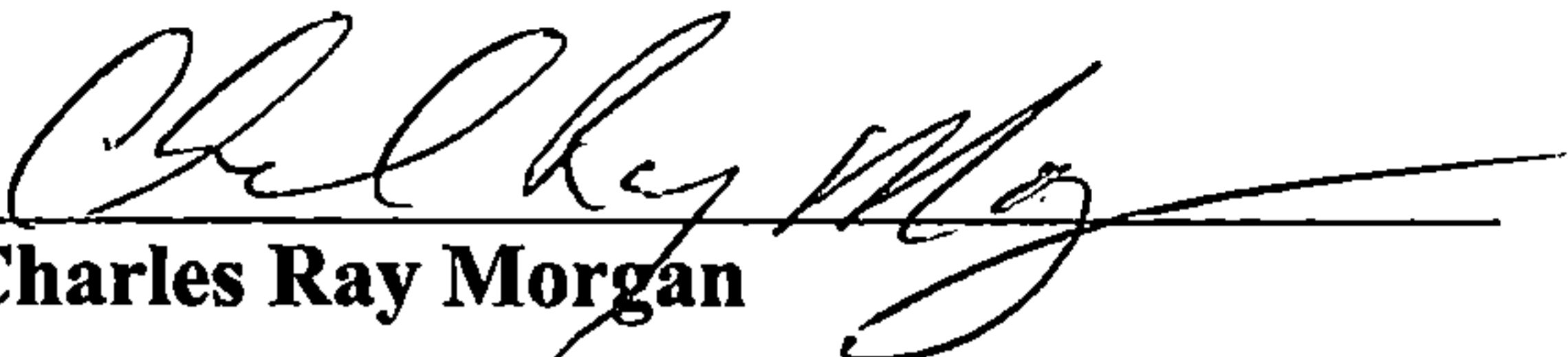
Section; Thence run North along the West 1/4-1/4 line 658.97 feet; Thence turn right 90°-53' and run East 32.34 feet to a point on the East right-of-way of Shelby County Highway #271 and the point of beginning; Thence turn left 83°-23'-08" and run North along said right-of-way 107.05 feet; Thence turn right 75°-50'-04" and run Easterly 618.28 feet; Thence turn right 96°-37'-40" and run South 187.61 feet; Thence turn right 90°-55'-24" and run West 628.27 feet to the point of beginning.

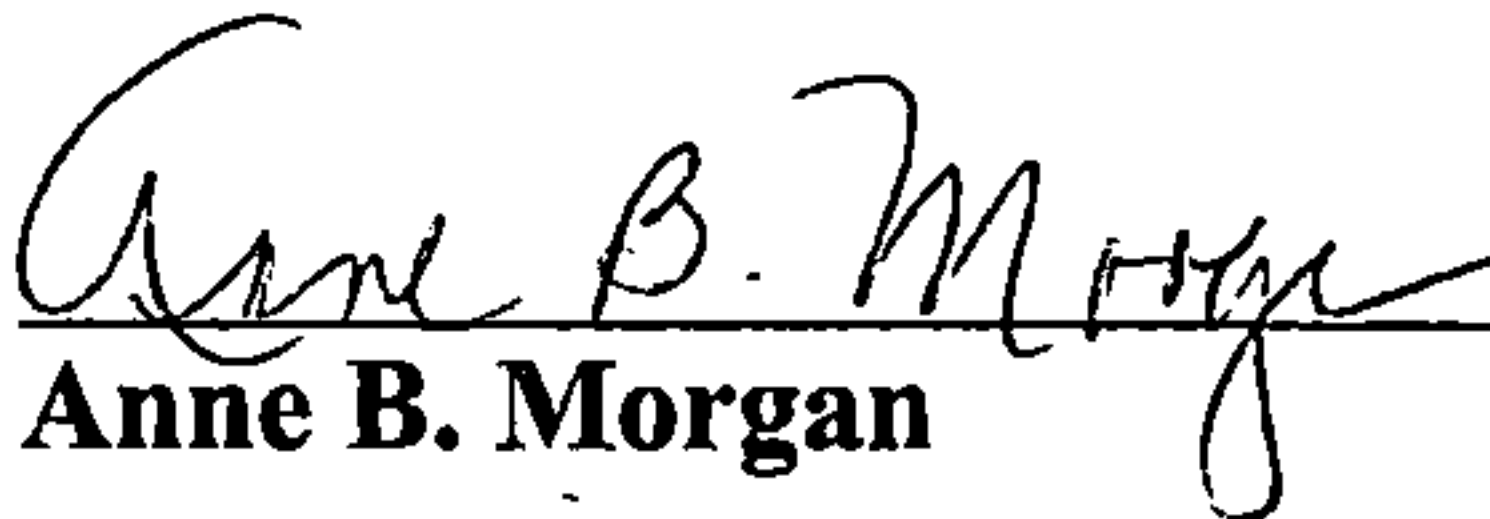
This conveyance and the warranties hereinafter contained are made subject to any and all easements, covenants, and rights-of-way of record in said county affecting said described property.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, in fee simple, forever.

AND THE SAID GRANTORS, do for themselves, their heirs and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances except as stated above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, **Charles Ray Morgan and Anne B. Morgan**, hereto sets their signatures and seals on this the 5th day of May, 2020.


Charles Ray Morgan

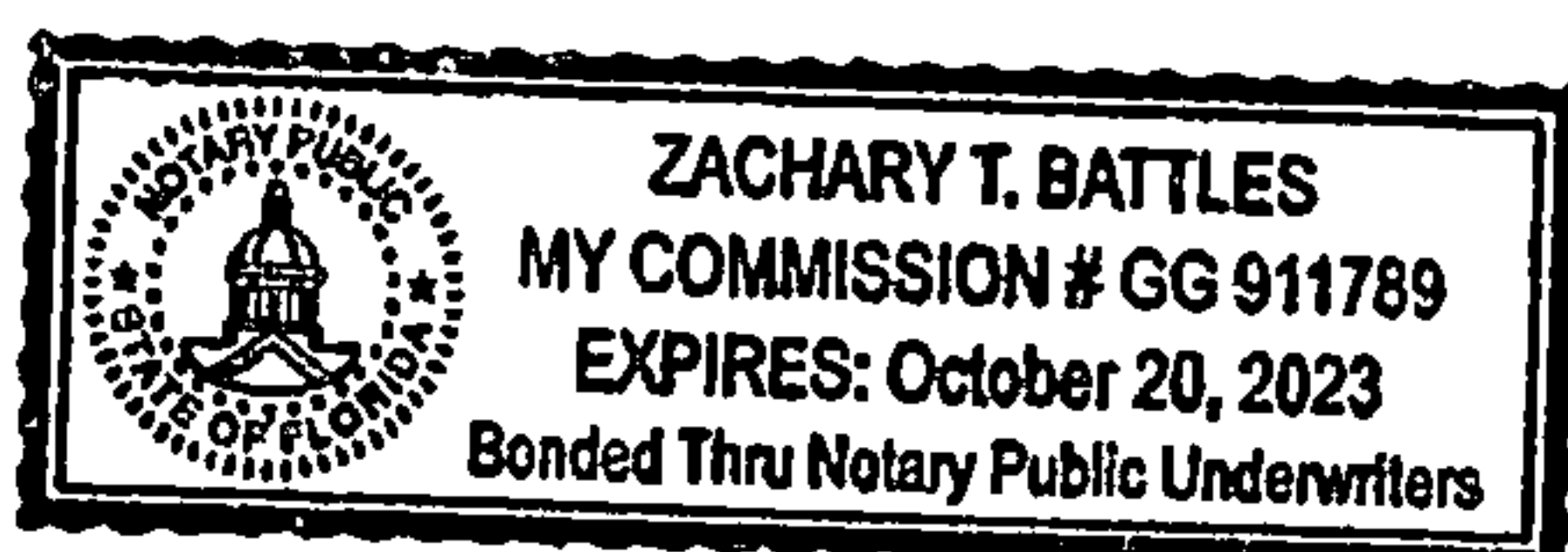

Anne B. Morgan


STATE OF Florida)
COUNTY OF Santa Rosa)

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that **Charles Ray Morgan and Anne B. Morgan**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily and with full authority, on the day the same bears date.

Given under my hand and seal, this the 5th day of May, 2020.

(Seal)




NOTARY PUBLIC
My Commission Expires: Oct 20, 2023

Send Tax notice to:
1625 Stanford Road
Gulf Breeze, FL 32563

Real Estate Sales Validation Form

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

Grantor's Name Charles Ray Morgan & Anne B. Morgan
Mailing Address 1625 Stanford Road
Gulf Breeze, FL 32563

Grantee's Name ABCO AL, LLC
Mailing Address 1625 Stanford Road
Gulf Breeze, FL 32563

Property Address 405 Cahaba River Estates
Birmingham, AL 35244

Date of Sale May 5, 2020
Total Purchase Price \$


or
Actual Value \$

or
Assessor's Market Value \$ 252,200.00

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


20200519000199350 3/3 \$280.50
Shelby Cnty Judge of Probate, AL
05/19/2020 02:26:07 PM FILED/CERT

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 5/5/2020

Print Charles Ray Morgan & Anne B. Morgan

☐ Unattested

(verified by)

Sign

 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1