

This instrument was prepared by:

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

Sent Tax Notices to:

Matthew Allen
134 Hwy 221
Montevallo, AL 35115

State of Alabama
County of Shelby

20200603000223580
06/03/2020 01:15:47 PM
DEEDS 1/4

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 or we, Wright Homes, Inc., an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Matthew Reid Allen, a single man (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A for Legal Description

Parcel ID: 27-3-05-0-002-021.001

Property Address: 134 Highway 221, Montevallo, AL 35115

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, and rights of way of record.

Be it known that \$251,304.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said grantees, his, her or their heirs and assigns forever.

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 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 2nd day of June, 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 2nd day of June, 2020

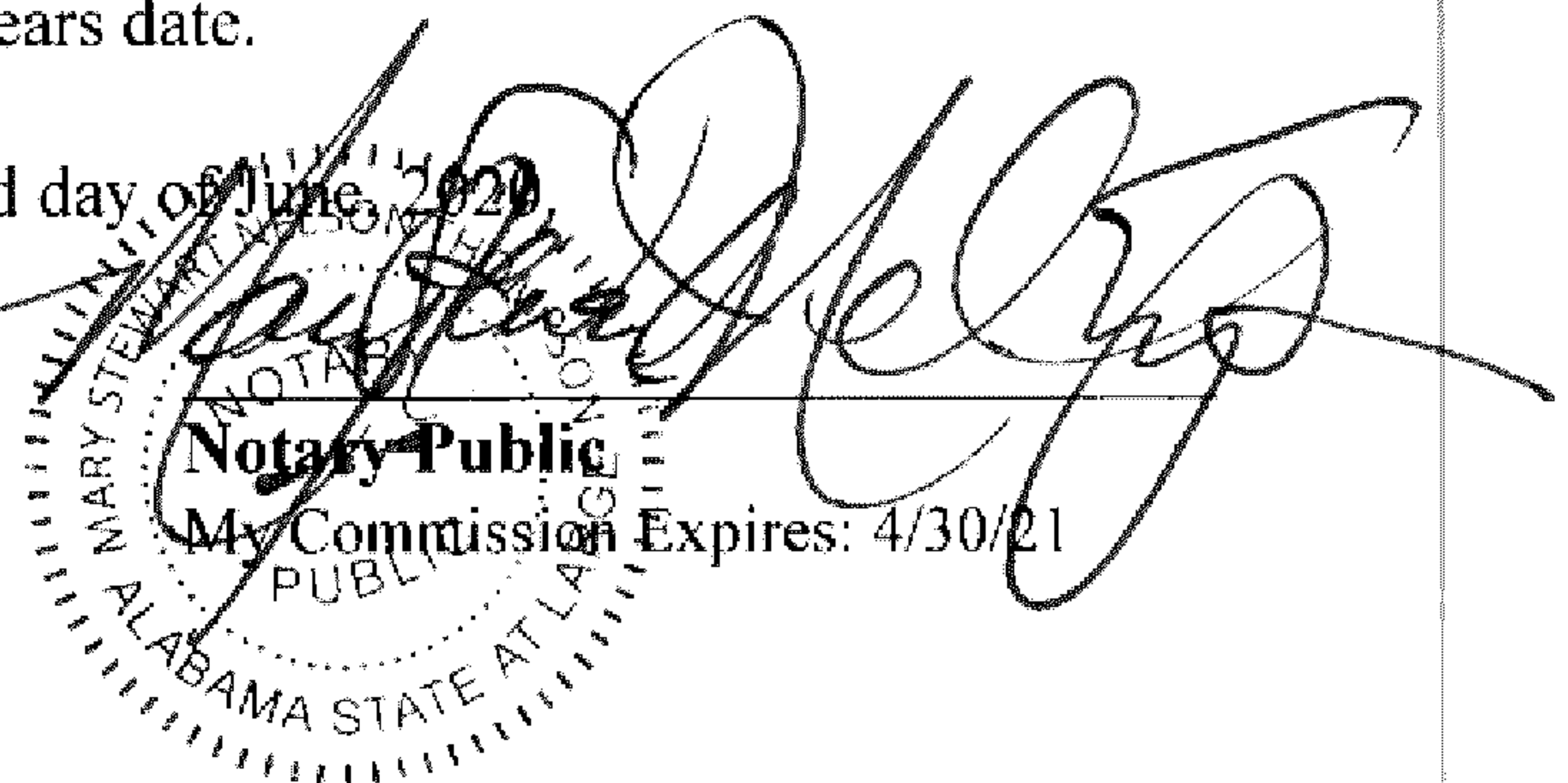


EXHIBIT A

LEGAL DESCRIPTION

A parcel of land situated in the NW ¼ of the SE ¼ of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NW ¼ of the SE ¼ of said Section 5, thence S 89°40'E along the North line of said ¼ - ¼ section a distance of 825.1'; thence S 0°14'04"E a distance of 210.55'; thence S 06°00'50"W a distance of 72.25' to the Point of Beginning; thence continue S 06°00'50"W a distance of 154.72'; thence S 00°31'35" W a distance of 55.92'; thence S 89°12'12" E a distance of 208.02'; thence N 00°10'24"E a distance of 206.01'; thence N 88°00'34"W a distance of 192.02' to the Point of Beginning.

A non-exclusionary easement to run with the land as follows:

A 30' wide easement lying 15' either side of and parallel to the following described centerline:

Commence at the NW corner of the NW ¼ of the SE ¼ of said Section 5, thence S 89°40' E along the North line of said ¼ - ¼ section a distance of 825.1'; thence S 0°14'04"E a distance of 210.55'; thence S 06°00'50"E a distance of 72.25'; thence S 88°00'34" E a distance of 192.02'; thence S 00°10'24" W a distance of 108.64'; thence S 89°49'36" E a distance of 15.00' to the Point of Beginning; thence S 00°10'24" W a distance of 101.58'; thence S 01°43'08" W a distance of 103.30'; thence S 03°54'13" W a distance of 117.29' to the point of a curve to the right having a radius of 110.00', a central angle of 29°29'56", and subtended by a chord which bears S 18°39'11" W, a chord distance of 56.01'; thence along said curve an arc distance of 56.63'; thence S 33°24'09"W a distance of 12.09' to the northerly right of way line of Highway 221, said point being the point of ending of said easement.

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
McCalla AL 35111

Grantee's Name Matthew Allen
 Mailing Address 134 Hwy 221
Montevallo AL 35115

Property Address 134 Hwy 221
Montevallo AL
35115

Date of Sale 6-2-20
 Total Purchase Price \$ 250,291.00

or
 Actual Value \$

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/03/2020 01:15:47 PM
 \$32.00 CHERRY
 20200603000223580

Allen S. Byrd

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 6/2/20

Unattested

(verified by)

Print Mary Stewart Nelson Thompson

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1