

SOURCE OF TITLE:

Inst # 20051025000557770
10/27/2005

SEND TAX NOTICE TO:

Warren Ulch, Trustee
130 Countryside Lane
Bessemer, AL 35023

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS and No/100 (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Lester Warren Ulch, a married man (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell and convey unto Warren Ulch as Trustee of the Warren Ulch Revocable Trust (herein referred to as GRANTEE, whether one or more) the following described real estate (the "Property"), situated in Shelby County, Alabama, to wit:

Parcel B:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, §7, Twp 24N, R13E, and run N 465 feet; thence turn 18° left and run 55 feet; thence turn 80° 30' right and run 86.9 feet; thence turn 93° 35' 15" left and run 71.05 feet to the point of beginning: Thence continue along last described course 21.26 feet; thence turn 81° 21' 27" left and run 141.99 feet; thence turn 90° 00' 11" right and run 3.6 feet; thence turn 90° 00' 11"-left and run 8 feet; thence turn 89° 59' 49" right and run 30.19 feet to the S right-of-way line of Shelby County Road No. 18; thence turn 50° 50' 38" left and run 27.12 feet; thence turn 129° 09' 33" left and run 204.49 feet to the point of beginning.

All according to a survey of Gary R Smith, RLS #6740 and dated January 29, 1991.

Parcel C:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, §7, Twp 24N, R13E and run N 465 feet; thence turn 18° left and run 55 feet to the point of beginning: Thence turn 80° 30' right and run 86.9 feet; thence turn 93° 35' 15" left and run 71.05 feet; thence turn 81° 21' 38" left and run 204.49 feet to the S right-of-way line of Shelby County Highway 18; thence turn 50° 50' 27" left and run along said right-of-way line 18 feet to the E right-of-way of Alabama Highway

155, being a point on a curve to the right having a central angle of 0° 48' 14" and a radius of 5754 feet; thence along the arc of said curve 80.74 feet; thence turn 70° 17' 42" left from extended chord and run 106.57 feet to the point of beginning.

According to a survey of Gary R. Smith, RLS #6740 and dated January 29, 1991.

This description provided to the scrivener by Grantor. The scrivener makes no warranty that the description referenced in this document is correct, or that the Grantor is the owner of the premises. No title examination has been performed, and no title opinion has been rendered.

This conveyance is made subject to 1) *ad valorem* taxes due for the current year and subsequent years not yet due and payable; 2) covenants, restrictions, reservations, easements, setback lines, rights-of-ways, and other matters imposed of record; and 3) mineral rights owned, leased or reserved in favor of others.

The property is neither the homestead of the Grantors, nor that of Grantors' spouse.

To have and to hold unto the said Grantee, his heirs and assigns, forever.


And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this Deed this 6 day of February, 2020.

WITNESS:

GRANTOR:

Lester Warren Ulch
Lester Warren Ulch


20200610000236910 2/4 \$210.50
Shelby Cnty Judge of Probate, AL
06/10/2020 03:58:34 PM FILED/CERT

[SIGNATURE PAGE FOLLOWS]

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

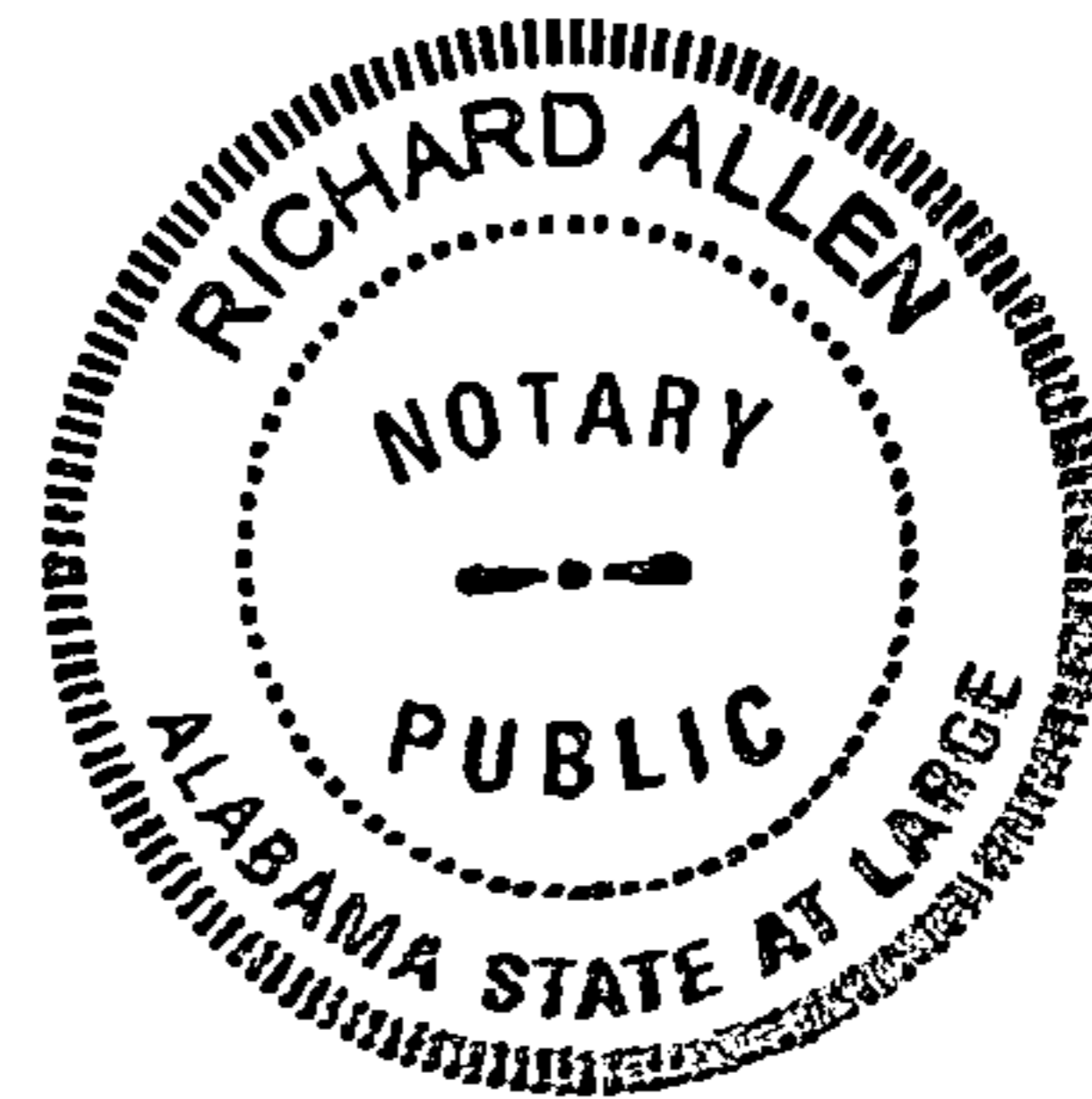
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lester Warren Ulch, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6th day of February, 2020.



Notary Public

My Commission Expires: July 26, 2023



This Instrument Prepared By:

(Without the Benefit of a Title Search)

R. David Allen, Jr.

GLOOR, STRICKLAND, HAGGERTY & ALLEN, LLP

100 Williamsburg Office Park, Suite 100

Birmingham, AL 35216



20200610000236910 3/4 \$210.50
Shelby Cnty Judge of Probate, AL
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Affidavit of Real Estate Sales Validation

The undersigned warrants, represents and certifies that, in accordance with Ala. Code §40-22-1, the consideration stated in that certain warranty deed executed on February 6, 2020 represents the true and correct purchase price of the Property as evidenced by agreement of the parties related to the transaction. The undersigned also warrants, represents, and certifies the following:


1. The address of the property transferred is:

8044 Hwy 155
Montevallo, AL 35115

2. The date of transfer of the interest in the aforementioned property was February 6, 2020.

3. Grantor's Name and address is:

Lester Warren Ulch
130 Countryside Lane
Bessemer, AL 35023


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4. Grantee's Name and address is:

Warren Ulch as Trustee
Warren Ulch Revocable Trust
130 Countryside Lane
Bessemer, AL 35023

The tax-assessed value of the property is \$179,050.00

5. The purchase price or actual value claimed on this form can be verified by:

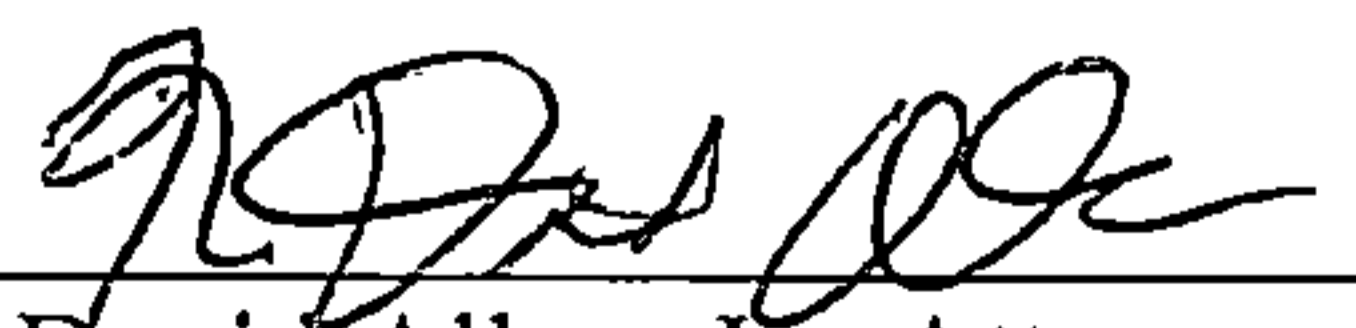
- a. The Parties to the transaction.
b. Tax Assessor's Market Value for 2019.

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 Section 40-22-1 (h).

Date: 4-2-2020

Shelby County, AL 06/10/2020
State of Alabama
Deed Tax: \$179.50

Print: R. David Allen, Jr., Attorney


R. David Allen, Jr., Attorney
100 Williamsburg Office Park, Ste 100
Birmingham, AL 35216