

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Christopher K. Bunn
12469 Mulligan Dr
McCalla, AL

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY EIGHT THOUSAND DOLLARS AND ZERO CENTS (\$88,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Mary Angela Fredrick, as Trustee and Executor in the Estate of Fred Freeman Probate Case No. 35-143, Probate Office Shelby County Alabama** (herein referred to as *Grantors*), grant, bargain, sell and convey unto, **Christopher K. Bunn** (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2020 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.
Mary Angela Fredrick and Mary Angela Bunn Shotts are one and the same person.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of July, 2020.

Mary Angela Fredrick
Mary Angela Fredrick
As Trustee and Executor
The Estate of Fred Freeman
Probate Case No.35-143

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mary Angela Fredrick, as Trustee and Executor in the Estate of Fred Freeman Probate Case No. 35-143, Probate Office Shelby County Alabama** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, 2020.

Joanna Dill Seale
Notary Public
My Commission Expires: 01/03/2022
9/22/2020

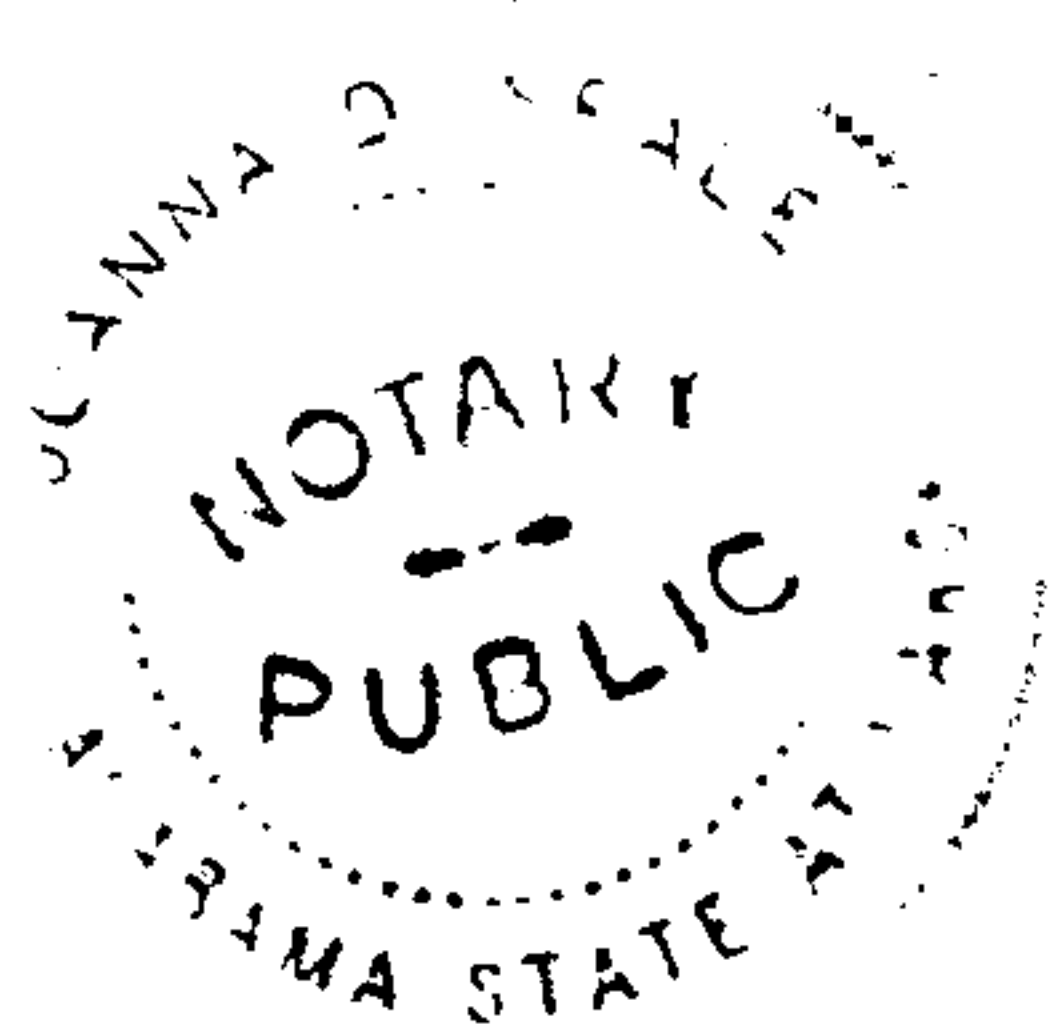


EXHIBIT A – LEGAL DESCRIPTION

Parcel 2

BEGIN at the NE Corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 11, Township 24 North, Range 12 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°30'42" E for a distance of 665.44'; thence N84°18'51" W for a distance of 1328.66' to the Easterly R.O.W. line Clay Pit Road; thence N05°08'35" W and along said R.O.W. line for a distance of 175.06' to a curve to the right, having a radius of 1470.00' and subtended by a chord bearing N00°41'05" W, and a chord distance of 228.54'; thence along the arc of said curve and said R.O.W. line for a distance of 228.77'; thence N03°46'25" E and along said R.O.W. line for a distance of 276.50'; thence S83°42'51" E and leaving said R.O.W. line for a distance of 1324.37' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Estate of Fred Freeman
Mailing Address _____

Grantee's Name Christopher Burr
Mailing Address 12409 Mulligan Dr
McCalla, AL

Property Address Vacant land

Date of Sale July 8, 2020
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 88,000.00

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 tax value

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 _____

Print Mike T Atchison

Unattested _____

(verified by)

Sign Mike T Atchison

(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
07/08/2020 03:31:56 PM
\$117.00 JESSICA
20200708000283370

Alvin S. Beal