

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-20-26385

Send Tax Notice To: New Start Birmingham, LLC

2001 Park Place North
Suite 540
Birmingham, AL 35203

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Five Thousand Dollars and No Cents (\$35,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Sherwood Stamps, Probate Case # PR2020-000080, Shelby County, Alabama (AS TO 1/2 INTEREST) and C.D. Howard, a Married man (AT TO 1/2 INTEREST)** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **New Start Birmingham, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$26,250.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of July, 2020.

ESTATE OF SHERWOOD STAMPS, PROBATE
CASE # PR2020-000080, SHELBY COUNTY,
ALABAMA (AS TO 1/2 INTEREST)

Beverly Faye Stamps
By Beverly Faye Stamps
Trustee and Personal Representative

C.D. Howard
C.D. Howard
By Alan Clyde Howard
Attorney In Fact

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Beverly Faye Stamps as Trustee and Personal Representative of Estate of Sherwood Stamps, Probate Case # PR2020-000080, Shelby County, Alabama (AS TO 1/2 INTEREST) and C.D. Howard, By Alan Clyde Howard as Attorney In Fact, 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 the 10th day of July, 2020.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

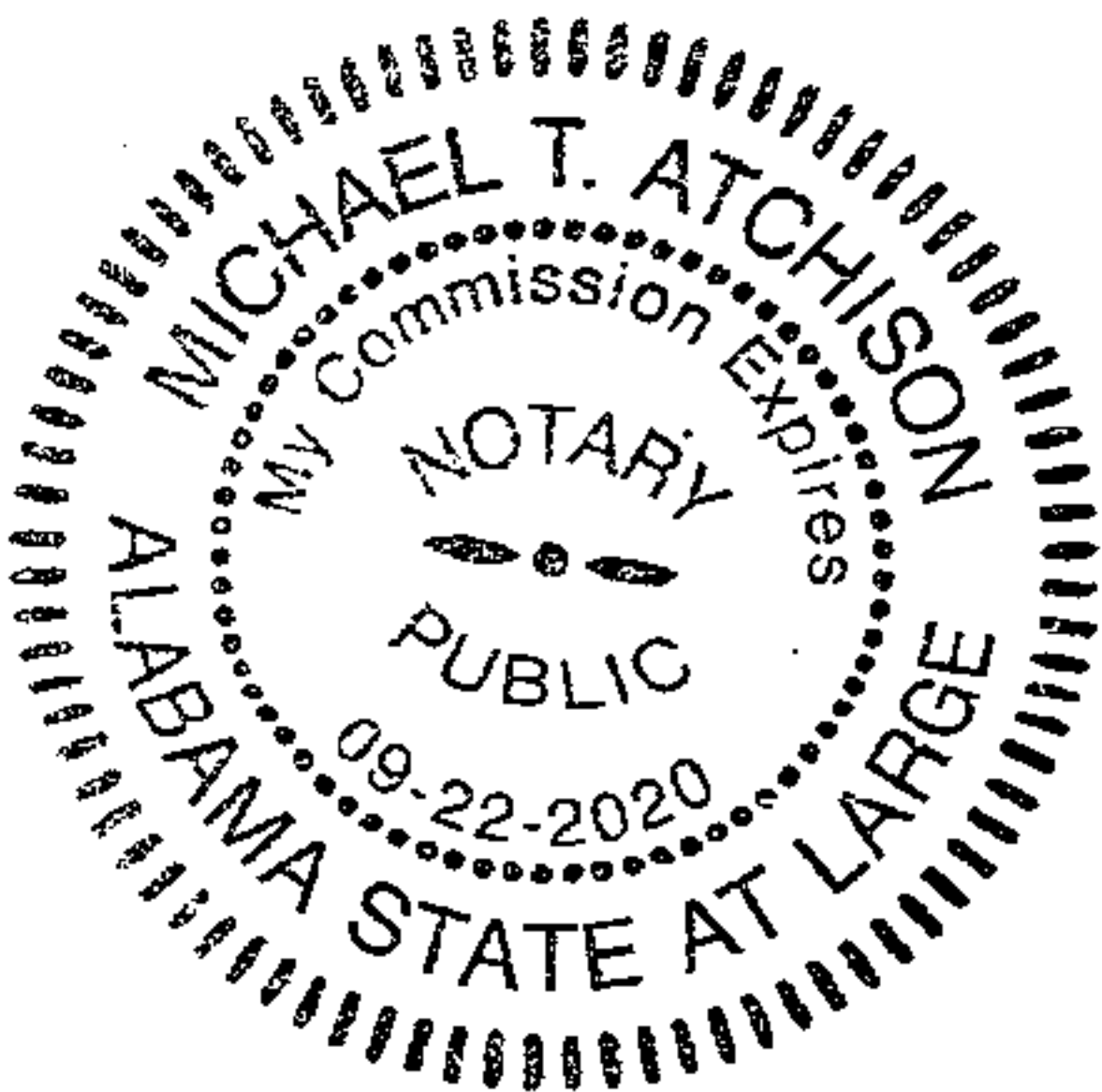


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 32, Township 17 South, Range 1 East, described as follows: Beginning at the NE corner of the NE 1/4 of the SW 1/4 of said Section 32, go South 89 degrees 02 minutes 00 seconds West along the North boundary of said 1/4-1/4 section for 870.00 feet; thence South 04 degrees 08 minutes 48 seconds East for 690.00 feet; thence North 49 degrees 23 minutes 51 seconds East for 1080.00 feet to the point of beginning; being situated in Shelby County, Alabama.

TRACT II:

A parcel of land situated in the SW 1/4 of Section 32, Township 17 South, Range 1 East, described as follows: Beginning at the SW corner of the SW 1/4 of the SW 1/4 of said Section 32, go North 00 degrees 11 minutes 37 seconds East along the West boundary of said 1/4-1/4 section for 441.46 feet; thence North 89 degrees 46 minutes 54 seconds East for 835.00 feet; thence North 89 degrees 46 minutes 54 seconds East along said North boundary for 507.76 feet to the NE corner of said 1/4-1/4 section; thence South 00 degrees 18 minutes 25 seconds West along the East boundary of said 1/4-1/4 section for 1294.07 feet to the SE corner of said 1/4-1/4 section; thence North 89 degrees 28 minutes 00 seconds West along the South boundary of said 1/4-1/4 section for 1340.20 feet to the point of beginning; being 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	Estate of Sherwood Stamps, Probate Case # PR2020-000080, Shelby County, Alabama (AS TO 1/2 INTEREST) C.D. Howard	Grantee's Name	New Start Birmingham, LLC
Mailing Address	600 - Stamps Junction Montevallo, AL 35115	Mailing Address	2001 Park Place North Suite 540 Birmingham, AL 35203
Property Address	County Road 478 Leeds, AL 35094	Date of Sale	July 10, 2020
		Total Purchase Price	\$35,000.00
		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	Appraisal
xx Sales Contract	Other
Closing Statement	

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.

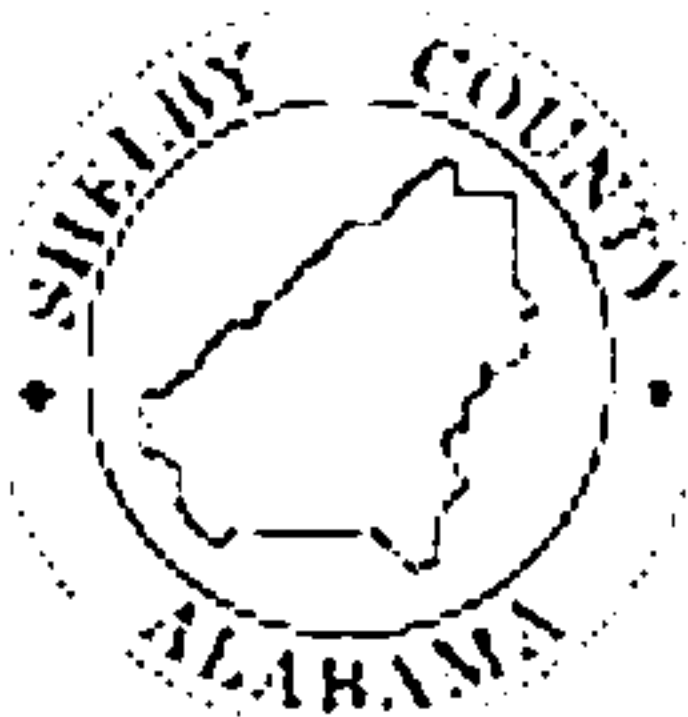
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	July 10, 2020	Print	Beverly Stamps
Unattested		Sign	Beverly Stamps

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/13/2020 03:53:56 PM
\$37.00 MIST
20200713000290030

Allen S. Bayl