

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Myra Beth Neal
101 Massey Rd
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Gregory Franklin Roach, a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Myra Beth Neal (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit A – Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

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.

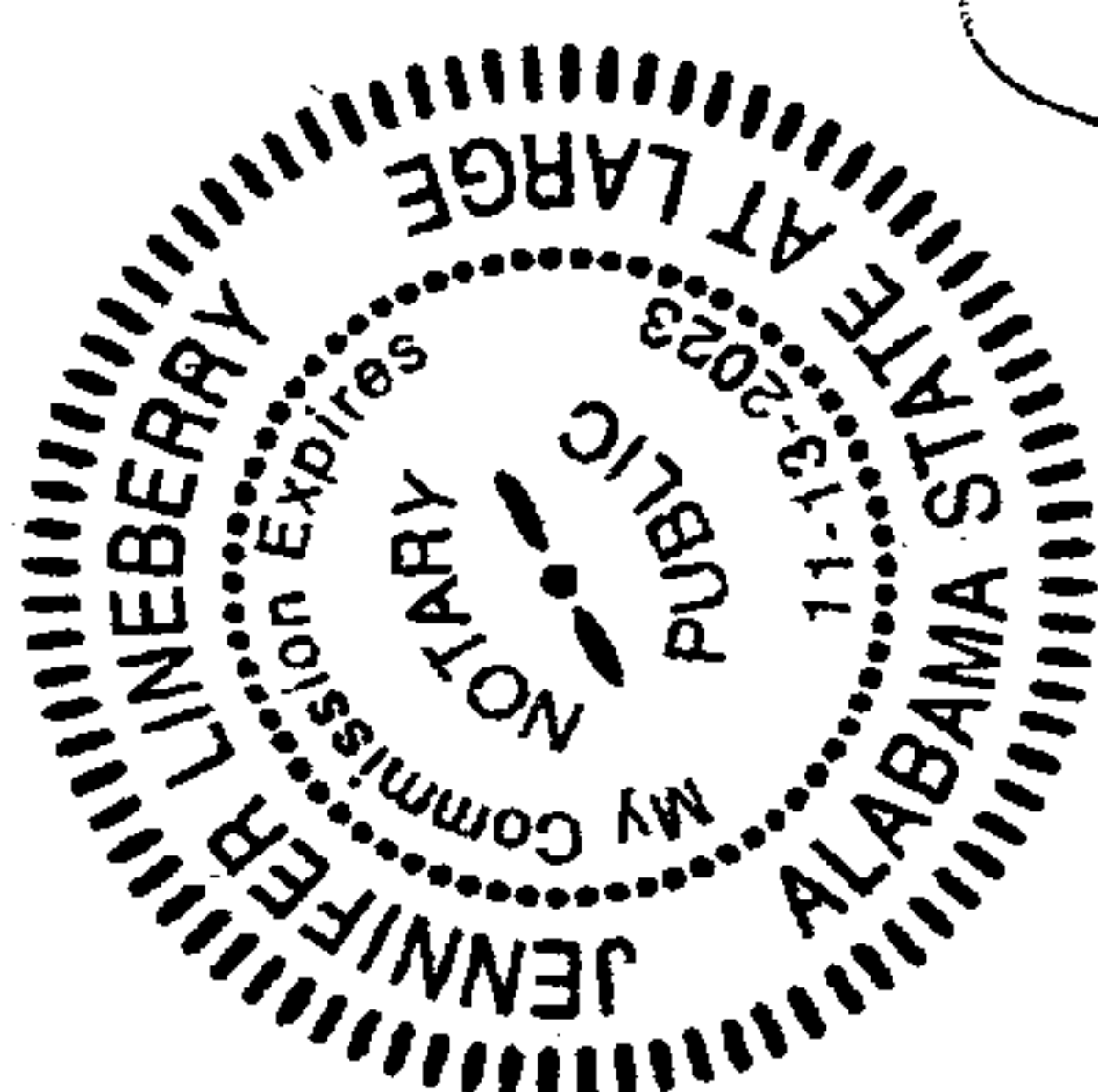
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of July, 2020.


Gregory Franklin Roach

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gregory Franklin Roach**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of July, 2020.



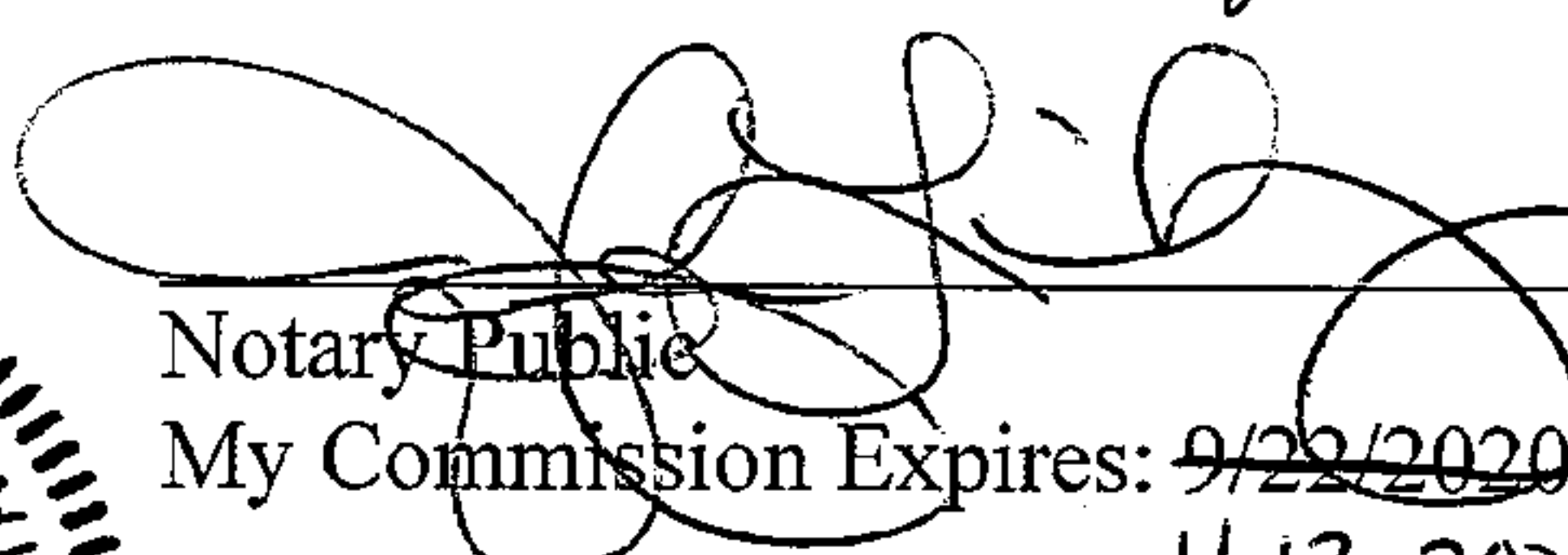

Notary Public
My Commission Expires: 9/22/2020
11-13-2023

Exhibit A- Legal Description

Lot 2 of Confederate Acres Subdivision, as recorded in Map book 42, Page 49, in the Probate of Shelby County, Alabama, more particularly as follows:

Commence at the Northeast corner of the Section 18, Township 21 South, Range 2 West, Shelby County, Alabama; thence go South 00 degrees 46 minutes 52 seconds East, a distance of 925.81; thence run North 85 degrees 06 minutes 09 seconds West, a distance of 57.92 feet; thence run South 00 degrees 42 minutes 31 seconds East 30.00 feet to the Point of Beginning; thence continue along same course 147.99 feet; thence run South 00 degrees 38 minutes 58 seconds East, a distance 89.14 feet; thence run North 88 degrees 51 minutes 30 seconds West, a distance of 418.07 feet; thence run North 00 degrees 00 minutes 19 seconds West, a distance of 98.06 feet; thence run North 00 degrees 00 minutes 18 seconds West, a distance of 61.42 feet; thence run South 85 degrees 06 minutes 10 seconds East, a 292.98 feet; thence run North 00 degrees 42 minutes 31 seconds West, a distance of 105.00 feet; thence run South 85 degrees 06 minutes 10 seconds East, a distance of 125.00 feet 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 Gregory Roach
 Mailing Address 1500 Massey Rd
Alabaster, AL 35007

Grantee's Name Mara Beth Neal
 Mailing Address 101 Massey Rd
Alabaster, AL 35007

Property Address Vacant land

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 43,010.00

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 GREGORY FRANKLIN ROACH

Unattested _____

Sign Gregory Franklin Roach
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/16/2020 08:58:18 AM
 \$71.50 CATHY
 20200716000295840

Allen S. Bayl