20200803000327300 08/03/2020 02:26:35 PM DEEDS 1/3

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080 Send Tax Notice to:
Aleta Brek &
Jarrid Dewayne Ogle
65 Woodbury Dr
Sterrett, AL 35147

STATE OF ALABAMA SHELBY COUNTY **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED (\$274,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Darrell Darnell**, an unmarried man (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Aleta Brek Ogle** and **Jarrid Dewayne Ogle**, wife and husband (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

LOT 810, ACCORDING TO THE SURVEY OF FOREST PARKS - 8TH SECTOR, 1ST PHASE, AS RECORDED IN MAP BOOK 25, AT PAGE 130, AND INSTRUMENT NUMBER 1999-28778, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

20200803000327300 08/03/2020 02:26:35 PM DEEDS 2/3

the proceeds of a purchase money m	ortgage being executed si	multaneously herewith.	
IN WITNESS WHEREOF, sa	aid GRANTOR has hereu	nto set his/her hand and seal	this the
29 day of July	, 2020.		
Darrell Darnell			
STATE OF Jowa Sloux COUNTY		SS:	

The purchase of the herein described real property is being financed in whole or in part by

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Darrell Darnell**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

Notary Public

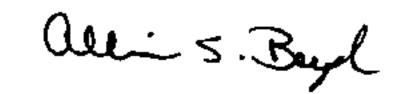
My Commission Expires: 1-1-3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2020 02:26:35 PM

S48.00 CHERRY

20200803000327300



Real Estate Sales Validation Form

This	Document must	be filed in accorda	ance with C	Code of Alabama 19	75, Section 40-2	22-1	
Grantor's Name	Darrell Darnell	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXX	Grantee's Name		Jarrid Dewayne Ogle	
Mailing Address			Mailing Addr		ess 65 Woodbury Dr		
	3036 Holley Mill RD Sterrett, AL 35147						
	Eclectic, AL 36024	<u> </u>					
Property Address	65 Woodbury Dr Date of Sale 08/03/2020						
	Sterrett. AL 35147 Total Purchase Price \$274,900.00						
	or						
		Actual Value		al Value	\$		
			or Assessor's Market Value <u>\$</u>				
The purchase price evidence: (check of Bill of Sale Sales Contract Closing States	ne) (Recorda			ence is not requir aisal	<u> </u>	cumentary	
If the conveyance above, the filing of	•		dation con	tains all of the re	quired informa	ation referenced	
		in	struction	S			
Grantor's name and the	_	-	e name of	the person or pe	ersons convey	ing interest	
Grantee's name and to property is being	•	ress - provide th	e name o	f the person or pe	ersons to who	m interest	
Property address -	the physical a	address of the pr	operty be	ing conveyed, if a	available.		
Date of Sale - the	date on which	interest to the p	roperty wa	as conveyed.			
Total purchase pribeing conveyed by		•	•	se of the property	y, both real an	d personal,	
Actual value - if the conveyed by the in licensed appraiser	nstrument offe	red for record. Tl	his may b	, ,		•	
If no proof is provide excluding current is responsibility of various pursuant to Code	use valuation, luing property	of the property a for property tax	s determi purposes	ned by the local	official charge	d with the	
I attest, to the best accurate. I further of the penalty indic	understand th	at any false state	ements cla	aimed on this for			
Date 08/03/2020			Print <u>Justi</u>	n Smitherman			
Unattested			Sign /				
	(veri	fied by)		(Grantor/Grante	e/Owner/Agen	t) gircle one	
						Form RT-1	