

Parcel I.D. #:

Send Tax Notice To: Jeffery A. Marquess
772 Hwy. 63
Calera, AL 35040

WARRANTY DEED

20200814000351050 1/4 \$89.50
Shelby Cnty Judge of Probate, AL
08/14/2020 09:44:24 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Fifty-Eight Thousand Four Hundred Thirty-Three Dollars and 45/100 (\$58,433.45), the receipt of sufficiency of which are hereby acknowledged, that **Jeffery A. Marquess, a married man, and Gary J. Marquess, a single man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Jeffery A. Marquess**, hereinafter known as the GRANTEE;

Commence at the NW Corner of the SE 1/4 of the NW 1/4 of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama; Thence S 86 degrees 44' 27" E a distance of 149.79'; Thence S 84 degrees 51' 41" E a distance of 83.10' to the Easterly R.O.W. line of Shelby County Highway 63; Thence S 13 degrees 15' 32" E and along the R.O.W. line a distance of 355.41' to the Point of Beginning; Thence continue S 13 degrees 15' 32" E and along said R.O.W. line a distance of 258.30' to a curve to the left, having a radius of 914.99', and subtended by chord bearing of S 20 degrees 28' 34" E, and a chord length of 220.90'; Thence along the arc of said curve and along said R.O.W. line for a distance 230.51'; Thence N 67 degrees 09' 43" E and leaving said R.O.W. line a distance of 253.35'; Thence S 33 degrees 48' 43" E a distance of 206.93'; Thence S 79 degrees 38' 14" E a distance of 364.94'; Thence N 07 degrees 08' 42" E a distance of 422.95'; Thence N 63 degrees 06' 33" W a distance of 570.42'; Thence S 79 degrees 37' 24" W a distance of 397.66' to the Point of Beginning. Said parcel containing 9.15 acres, more or less.

Subject to a 20' Ingress/Egress Easement, as recorded Marquess Subdivision, Map Book 32, Page 73, in the Office of the Judge of Probate of Shelby County, Alabama.

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

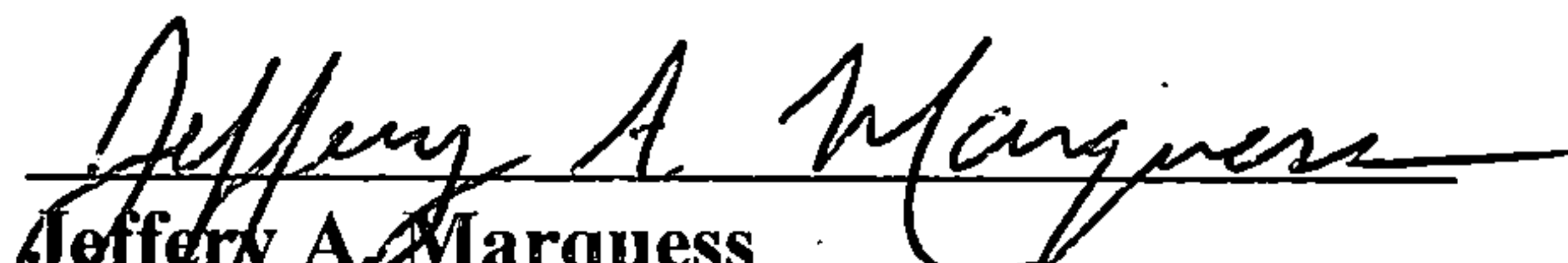
The legal description was provided by the GRANTOR and was taken from that certain survey performed by Rodney Shiflett, AL Reg. # 21784, on or about 06 July, 2020. This deed was prepared without the benefit of a title search.

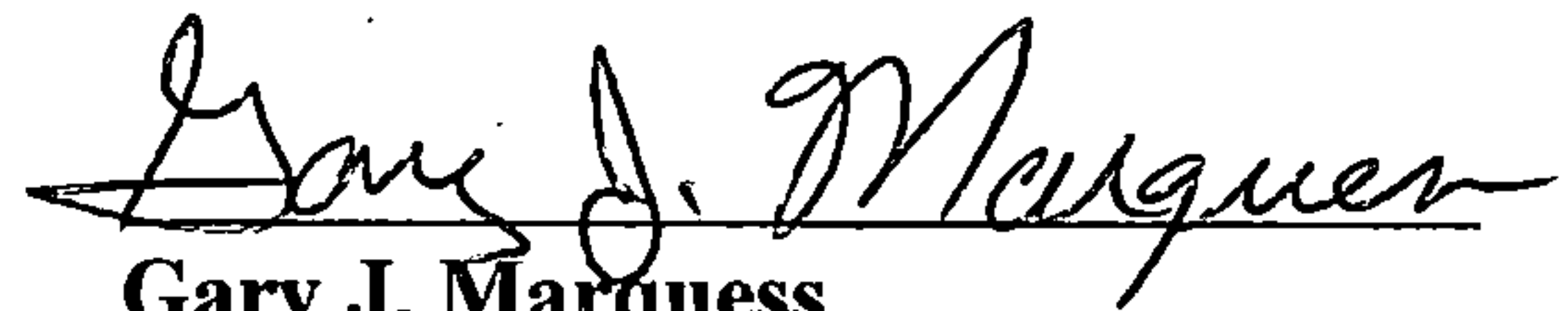
Shelby County, AL 08/14/2020
State of Alabama
Deed Tax: \$58.50

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 29 Day of July, 2020.



Jeffery A. Marquess
GRANTOR

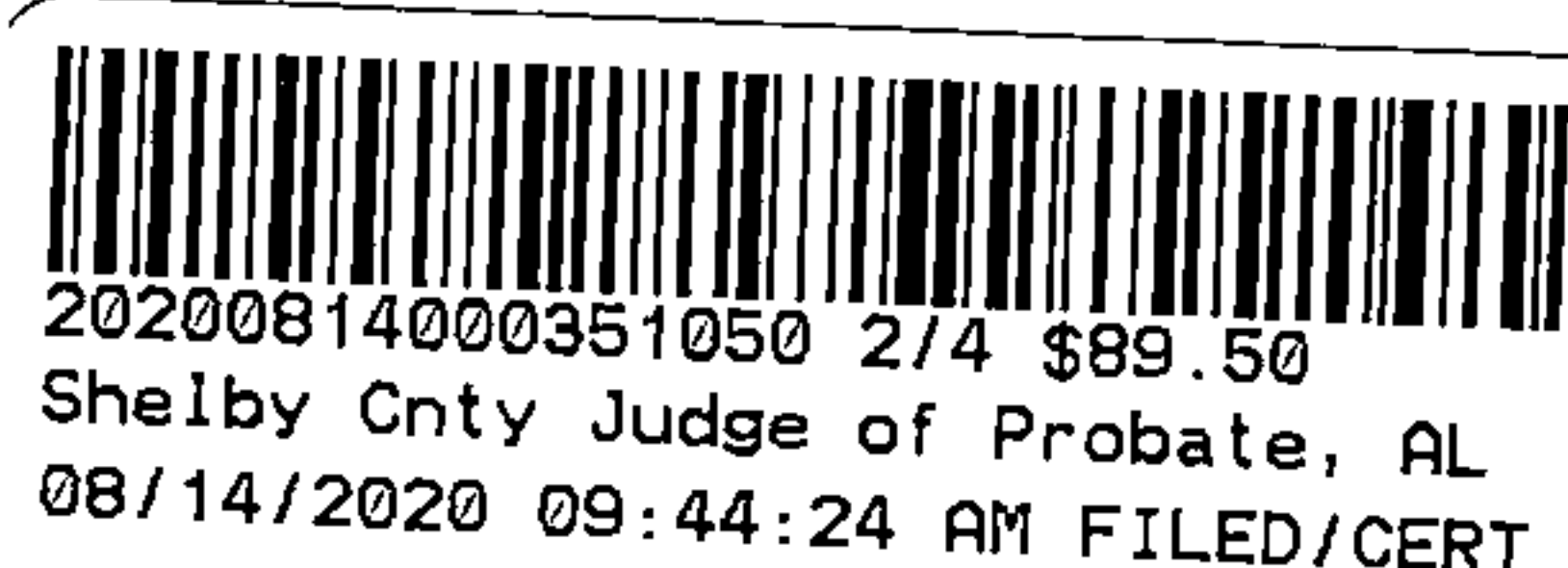

Gary J. Marquess
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Jeffery A. Marquess, a married man*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 29 Day of July, 2020.

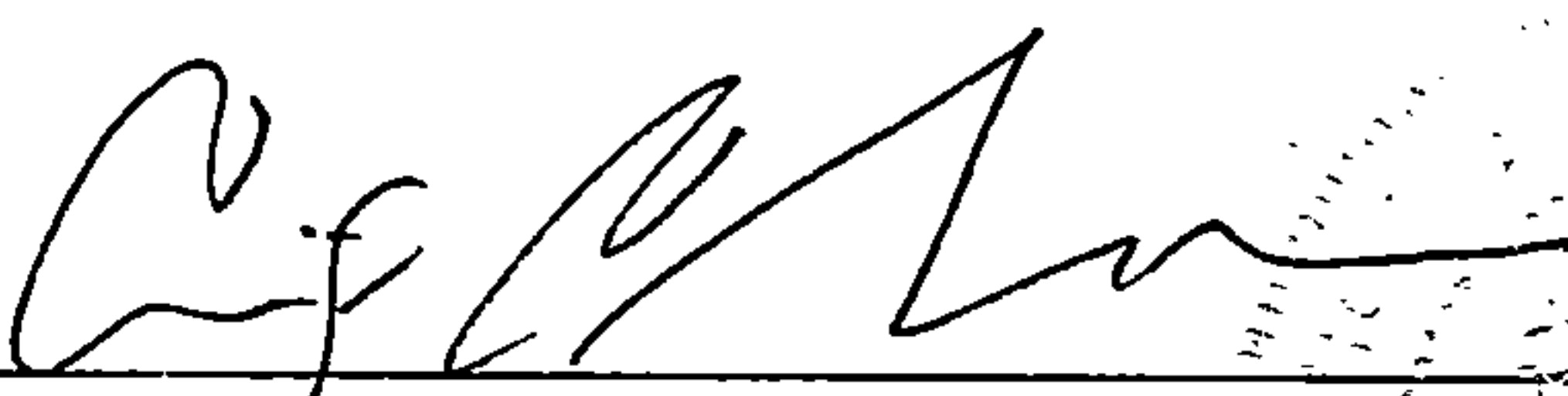

NOTARY PUBLIC
My Commission Expires: 2/28/2024



STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Gary J. Marquess, a single man*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 29 Day of July, 2020.



NOTARY PUBLIC
My Commission Expires: 2/28/2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.



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Real Estate Sales Validation Form

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

Grantor's Name GARY MARQUESS
Mailing Address 668 Hwy. 63
CALERA, AL 35040

Grantee's Name JEFF MARQUESS
Mailing Address 772 Hwy. 63
CALERA, AL 35040

Property Address Hwy. 63
CALERA, AL 35040

Date of Sale 7/29/20
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 58,433.45



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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 TA Appraisal

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 7/29/2020

Unattested

(verified by)

Print JEFFERY A. MARQUESS

Sign Jeffery A. Marquess

(Grantor/Grantee/Owner/Agent) circle one