

20200819000359960
08/19/2020 10:34:58 AM
DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Lovelady Properties LLC
3347 Pelham Parkway
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THIRTY THOUSAND (\$30,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Floriam M. Lawley AKA Florian M. Lawley**, an unmarried woman, the surviving grantee of those certain deeds recorded in Book 284, Page 137, and Book 284, Page 142; the other grantee, Clifford W. Lawley, having died on or about January 11, 2020. (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Lovelady Properties LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), 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:

PARCEL 1:

That part of the NE1/4 of Section 2, Township 22, Range 4 West as follows: Commence at the Northeast corner of Robert Roman land and run East a distance of 180 feet to the Northeast corner of property heretofore conveyed to Roy Ross and Mary Ross on September 29, 1959, as shown by deed recorded in Deed Book 211 at Page 183, Office of Judge of Probate of Shelby County, Alabama; thence continue East 250 feet to a point on the West margin of an unpaved driveway; thence run South, along the West margin of said driveway a distance of 250 feet to a point lying on an extension of the South line of the Ross property, said point being the point of beginning of the parcel herein described; thence continue South along the same course a distance of 100 feet, more or less, to the North line of Cecil Thompson property; thence run West along the North line of said Cecil Thompson property a distance of 200 feet; thence run North, parallel with the East line of the parcel herein described, a distance of 100 feet, more or less, to a point lying on an extension of the South line of said Ross property; thence run East, along said extension of said South line of said Ross property, a distance of 200 feet to the point of beginning.

PARCEL 2:

That part of the NE1/4 of Section 2, Township 22, Range 4 West as follows: Commence at the Northeast corner of Robert Roman land and run East a distance of 180 feet to the Northeast corner of property heretofore conveyed to Roy Ross and Mary Ross on September 29, 1959, as shown by deed recorded in Deed Book 211 at Page 183, Office of Judge of Probate of Shelby County, Alabama; thence continue East 250 feet to a point on the West margin of an unpaved driveway; thence run South, along the West margin of said driveway a distance of 150 feet to a point of beginning of the parcel herein described; thence continue South, along

the West margin of said driveway, a distance of 100 feet to a point lying on an extension of the South line of said Ross property; thence run West along said extension of said South line of said Ross property a distance of 200 feet; thence run North, parallel with the East line of said Ross property, a distance of 100 feet; thence run East, a distance of 200 feet to the point of beginning, said land lying South of Montevallo and Boothton Highway and known as Highway No. 10. The mineral rights expressly reserved by the Southern Mineral Land Company.

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

Florian M. Lawley is one and the same person as Florian M. Lawley.

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 GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 7 day of August, 2020.

Florian M. Lawley
Florian M. Lawley AKA Florian M. Lawley

STATE OF Florida
Walton COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Florian M. Lawley AKA Florian M. Lawley**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7 day of August, 2020.

Chris C. Dance
Notary Public

My Commission Expires: 08/28/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2020 10:34:58 AM
\$58.00 JESSICA
20200819000359960

20200819000359960 08/19/2020 10:34:58 AM DEEDS 3/3

Real Estat Allen S. Bayl on Form

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

Grantor's Name Florian M. Lawley
Mailing Address

5621 Montevallo, AL 35115

Montevallo, AL 35115

Grantee's Name Lovelady Properties LLC
Mailing Address 3347 Pelham Parkway

Pelham, AL 35124

Property Address 5621 HWY 10
Montevallo, AL 35115

Date of Sale 08/07/2020

Total Purchase Price \$30,000.00

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other

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 08/07/2020

Print Justin Smitherman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1