

This instrument was prepared by:

Morrison & Spann, LLC
101 North Main Street
Post Office Box 278
Columbiana, AL 35051

SEND TAX NOTICE TO:
Dustin H. Wright

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Thousand Two Hundred and 00/100 Dollars (\$2,200.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I, JAMES ALLEN MORRISON, a married man, and RAMONA J. MORRISON, a married woman, do grant, bargain, sell and convey unto DUSTIN H. WRIGHT, a married man (herein referred to as "Grantee"), his heirs and assigns forever, in fee simple, share and share alike, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW COR of the SE ¼ of the NW ¼, East 665.27, South 210.5, West 20 to Point of Beginning, West 100, South 85, East 100, North 85 to Point of Beginning.

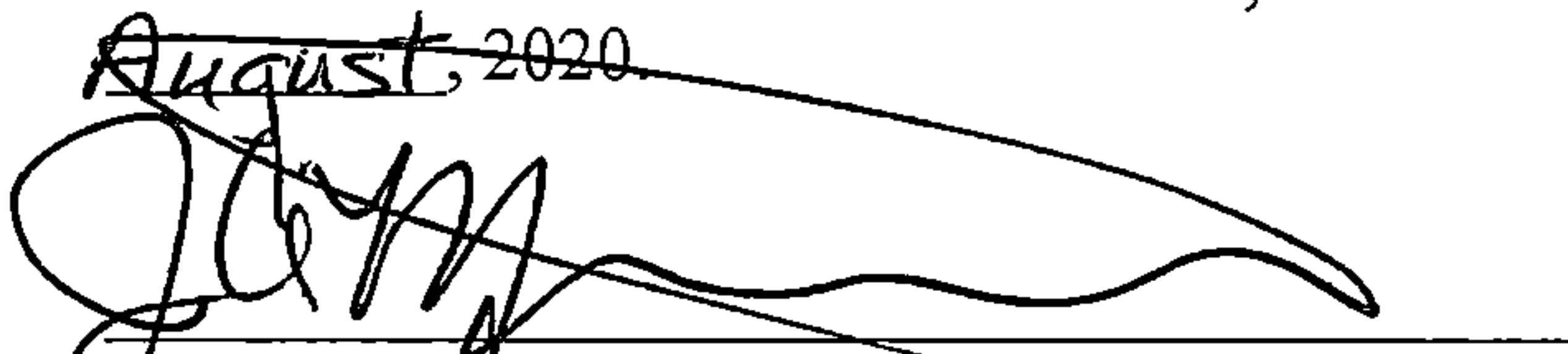
Section 1 Township 21S Range 01E
This instrument prepared without evidence of title condition or survey. There is no representation as to the title or matters which might be revealed by survey, inspection or examination of title by the preparer of this instrument.

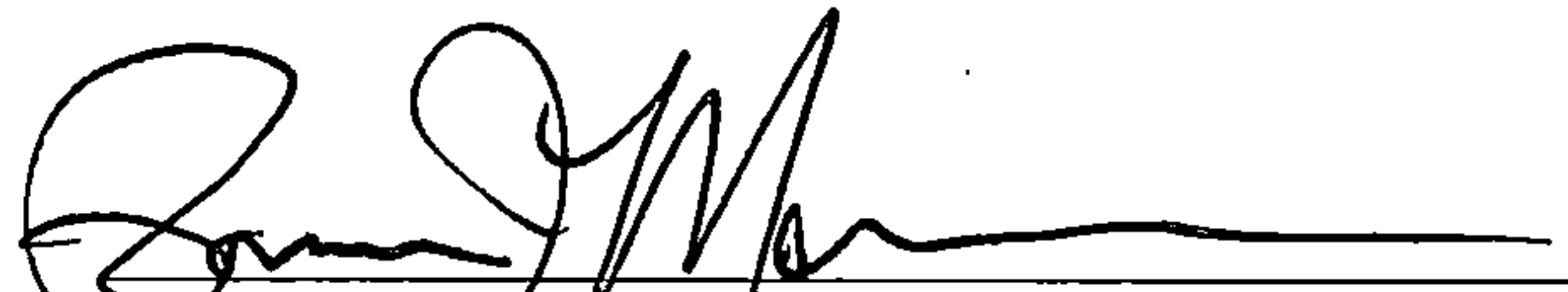
TO HAVE AND TO HOLD unto the said GRANTEE, his/her heirs and assigns forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that I/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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31 day of

~~August~~ 2020.

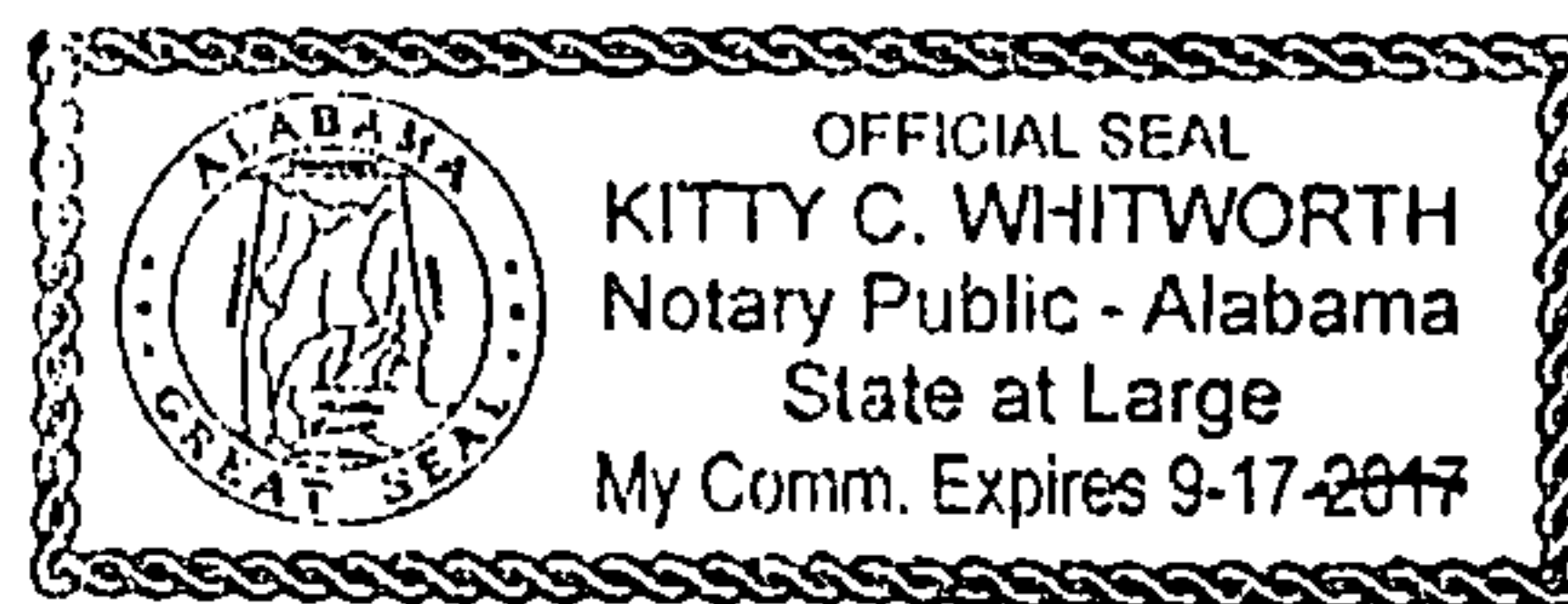

JAMES ALLEN MORRISON


RAMONA J. MORRISON

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES ALLEN MORRISON, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31ST day of Aug., 2020.



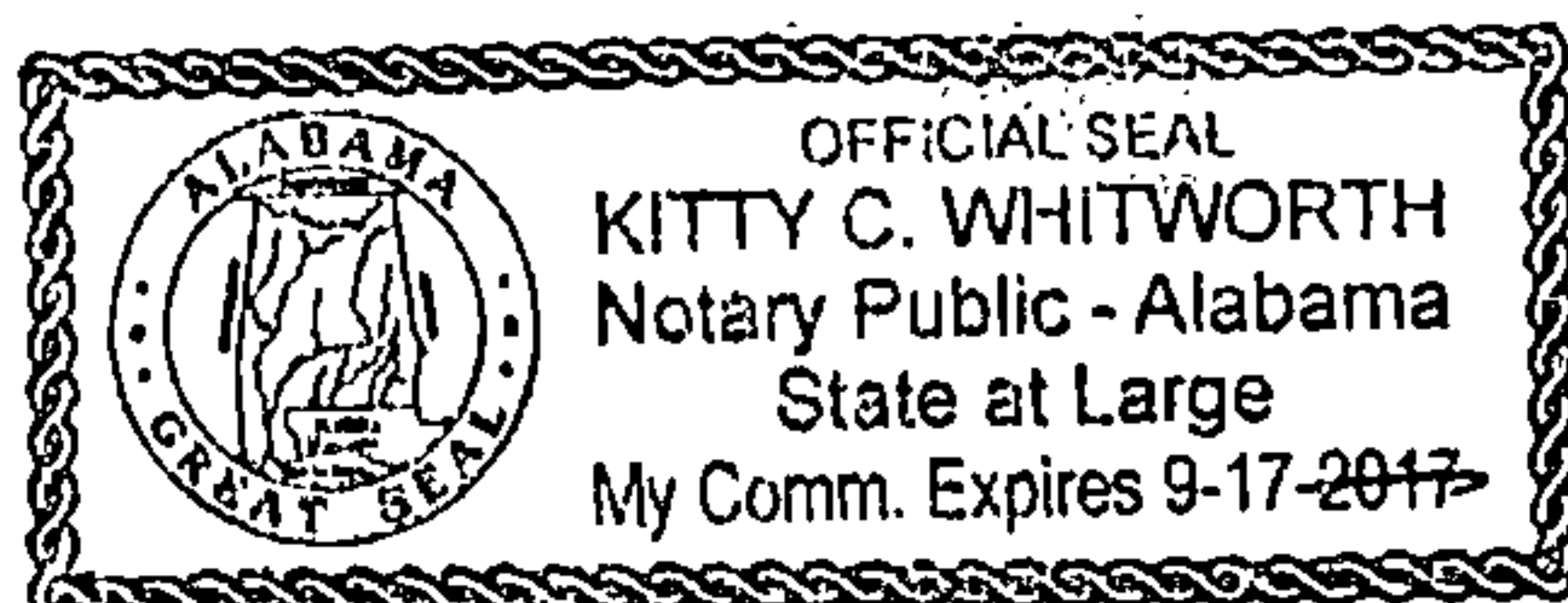
STATE OF ALABAMA
SHELBY COUNTY

2021


Kitty C. Whitworth
Notary Public
My Commission Expires: _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RAMONA J. MORRISON, a married woman, 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 31ST day of Aug., 2020.



2021


Kitty C. Whitworth
Notary Public
My Commission Expires: _____

Real Estate Sales Validation Form

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

Grantor's Name Ramona J. Morrison
Mailing Address P.O. Box 278
Columbia, AL 35051

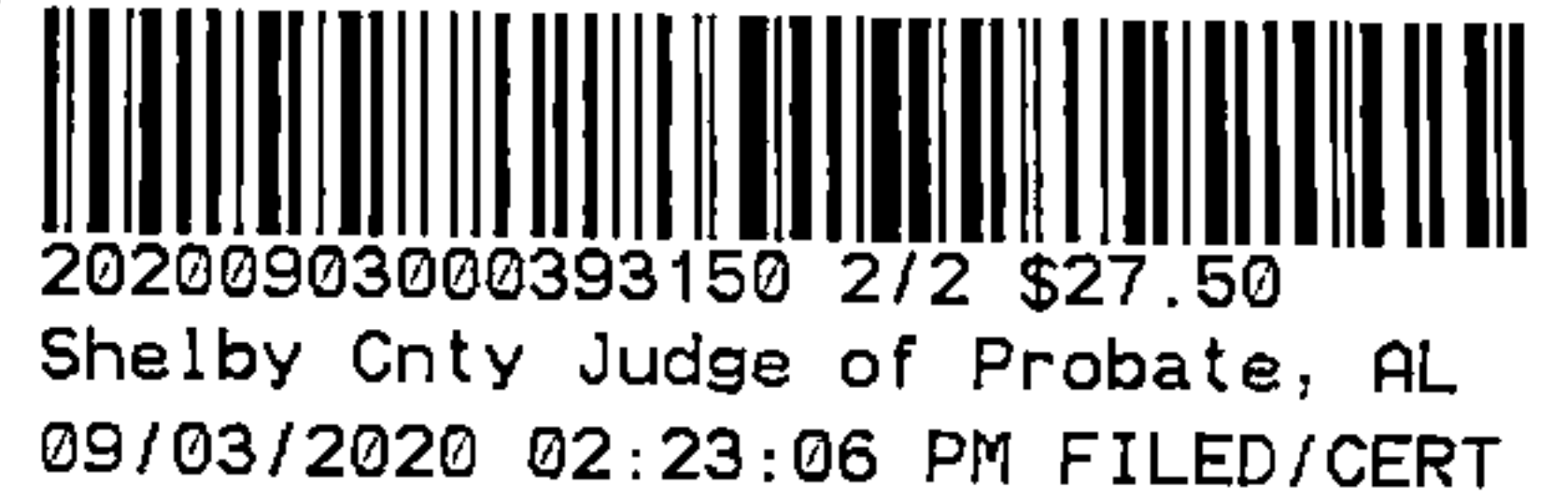
Grantee's Name Dustin H. Wright
Mailing Address 3711 Blue Springs Rd.
Wilsonville, AL 35186

Property Address parcel # attached

Date of Sale 9/3/2020
Total Purchase Price \$ 2,200.00

Shelby County, AL 09/03/2020
State of Alabama
Deed Tax: \$2.50

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 See attached

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 Dustin H. Wright

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one