

This Instrument Prepared By:
Curtis White Companies
8132 Parkway Drive
Leeds, AL. 35094

20200909000400940
09/09/2020 10:34:27 AM
DEEDS 1/2

Send Tax Notice to:
22089 Hwy. 55
Sterrett, AL. 35147

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTY THOUSAND DOLLARS and NO/CENTS (\$50,000.00). And other good and valuable consideration to the undersigned Grantor (whether one or more) in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or We **Thomas Ryan Pate and Wife Alyssa Pate** (herein referred to as the Grantor, whether one or more, grant, bargain, sell and convey to **Curtis White Companies Inc.** (herein referred as Grantee, whether one or more), following described real estate situated in Shelby County,

Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 5, Township 18 South, Range 2 East and run Easterly along the South line of said quarter-quarter a distance of 2029.95 feet to the point of beginning; thence along the last described course a distance of 318.17 feet to a point o the West right of way line of Shelby County Highway No. 55, thence turn 66 degrees 09 minutes 55 seconds to the left and run northeasterly along said right of way a distance of 394.42 feet to a point; thence turn 88 degrees 21 minutes 56 seconds to the left and run Northwesterly a distance of 276.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds to the left and run Southwesterly a distance of 531.08 feet to the point of beginning.

There is a twenty foot wide access easement, as shown on the plat, that is proposed for ingress and egress described as follows:

Commence at the Southwest corner of the Northwest quarter of the Northeast Quarter of Section 5, Township 18 South, Range 2 East and run easterly 2348.12 feet to a point, thence turn 66 degrees 09 minutes 55 seconds to the left and run Northeasterly 394.42 feet to a point, thence turn 88 degrees 21 minutes 56 seconds to the left and run Northwesterly a distance of 85.93 feet to the point of beginning of the centerline of a 20 foot wide easement being 10 feet on each side of the following described centerline, thence turn 45 degrees 23 minutes 59 seconds to the left and run 68.75 feet to a point, thence turn 19 degrees 29 minutes 36 seconds to the right and run 155.58 feet to the end of easement.

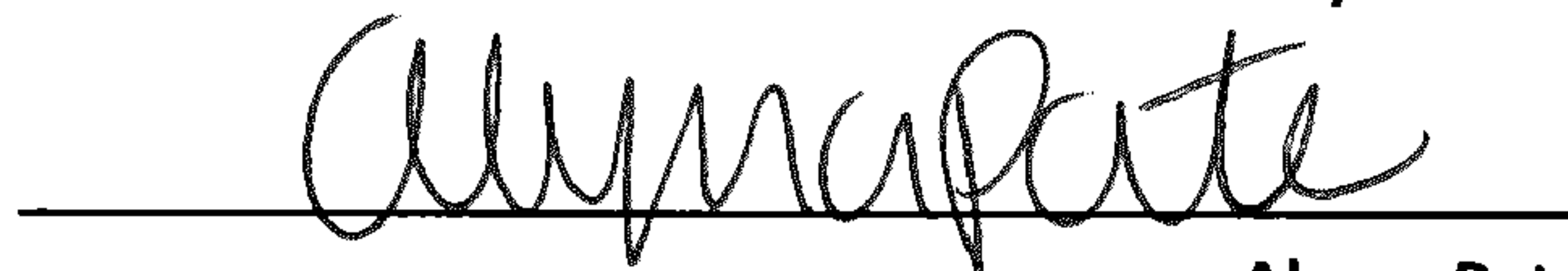
Situated in Shelby County, Alabama.

TO HAVE AND HOLD TO THE SAID GRANTEE, HIS, HER, OR THEIR HEIRS AND ASSIGNS FOREVER.

And I (we) do, for myself (ourselves) and for my (ours) heir, executors and administrators, covenants with said Grantee, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) will, and my (our) heirs, executors and administers shall warrant and defend the same to the said Grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.



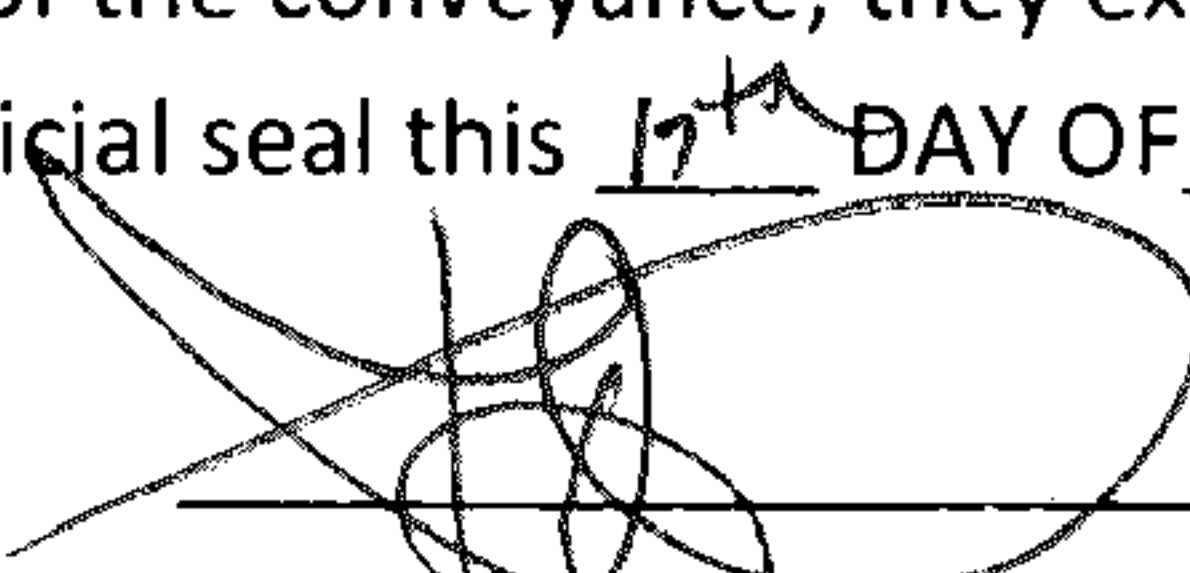
Thomas Ryan Pate



Alyssa Pate

IN WITNESS WHEREOF, I (WE) HAVE SET MY (OUR) HAND (S) AND SEAL (S) this 17th DAY OF July, 2020
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for the said County in said State, hereby certify that Tonya Reid and Rodney J. Reid , WHOSE NAME is signed to the foregoing conveyance, and who is know to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day of same bears date. Given under my hand and official seal this 17th DAY OF July, 2020.


Notary Public, My Commission Expires 8/1/2020

Real Estate Sales Validation Form

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

Grantor's Name: Thomas Ryan Pate
 Mailing Address: 22089 Hwy. 55
 Sterrett, AL 35147

Grantee's Name: Curtis White Co.
 Mailing Address: 8132 Parkway Drive
 Leeds, ALabama 35094

Property Address: 22089 Hwy 55
 Sterrett, AL 35147

Date of Sale: 7/17/20

Total Purchase Price:

\$50,000

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	_____	Appraisal
_____	Appraisal	_____	Other Tax Assessment
_____ x _____	Sales Contract		
_____	Closing Statement		

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: _____

Unattested

Print: Laura L. Barnes, Closing Attorney

Sign

Grantor/Grantee/Owner/Agent (circle one)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/09/2020 10:34:27 AM
 \$26.00 JESSICA
 20200909000400940

Allen S. Bayl