

20200915000412900
09/15/2020 03:02:44 PM
DEEDS 1/4

SEND TAX NOTICE TO:

Richard A. Mailhot and Martha Antoinette Vickers
Ward
105 Grandview Farm Drive
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000550

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Ninety Nine Thousand and 00/100 Dollars (\$399,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **William Keith Glaze and Janette S. Glaze, a married couple**, whose address is: **267 Strathaven Lane, Pelham, AL 35124** (hereinafter "Grantor", whether one or more), by **Richard A. Mailhot and Martha Antoinette Vickers Ward**, whose address is: **105 Grandview Farm Drive, Montevallo, AL 35115** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **105 Grandview Farm Drive, Montevallo, AL 35115**, to-wit:

See attached EXHIBIT "A" for legal description.

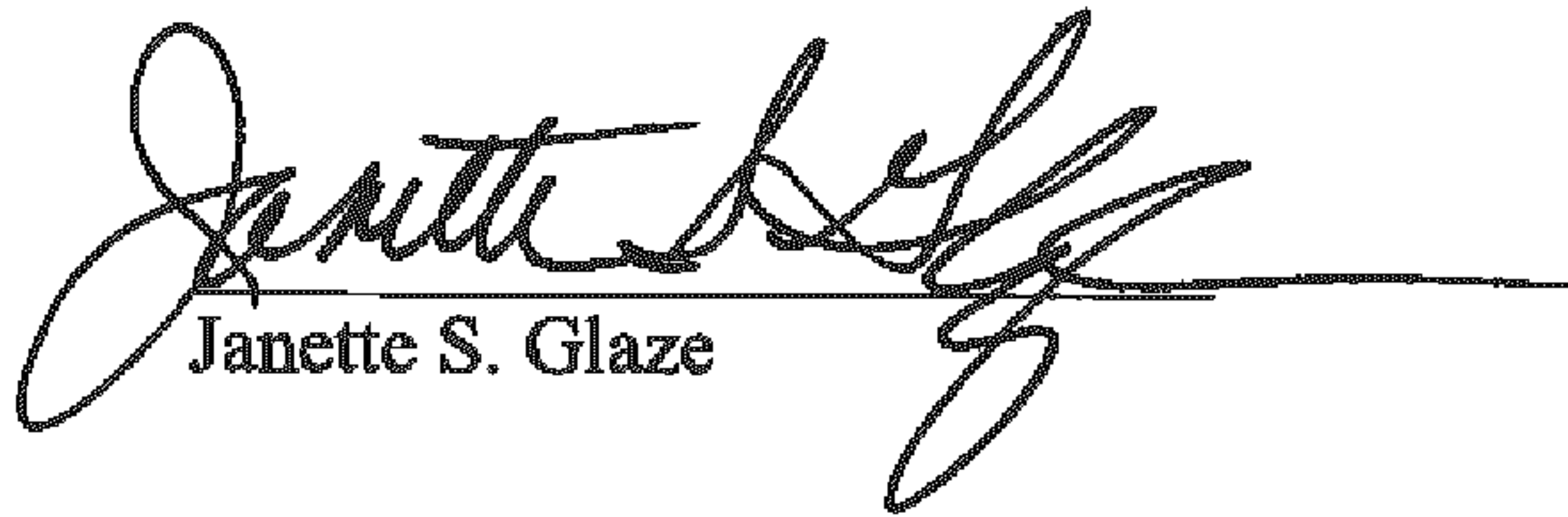
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$249,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, William Keith Glaze and Janette S. Glaze has set their signatures and seals on this 11th day of September, 2020.

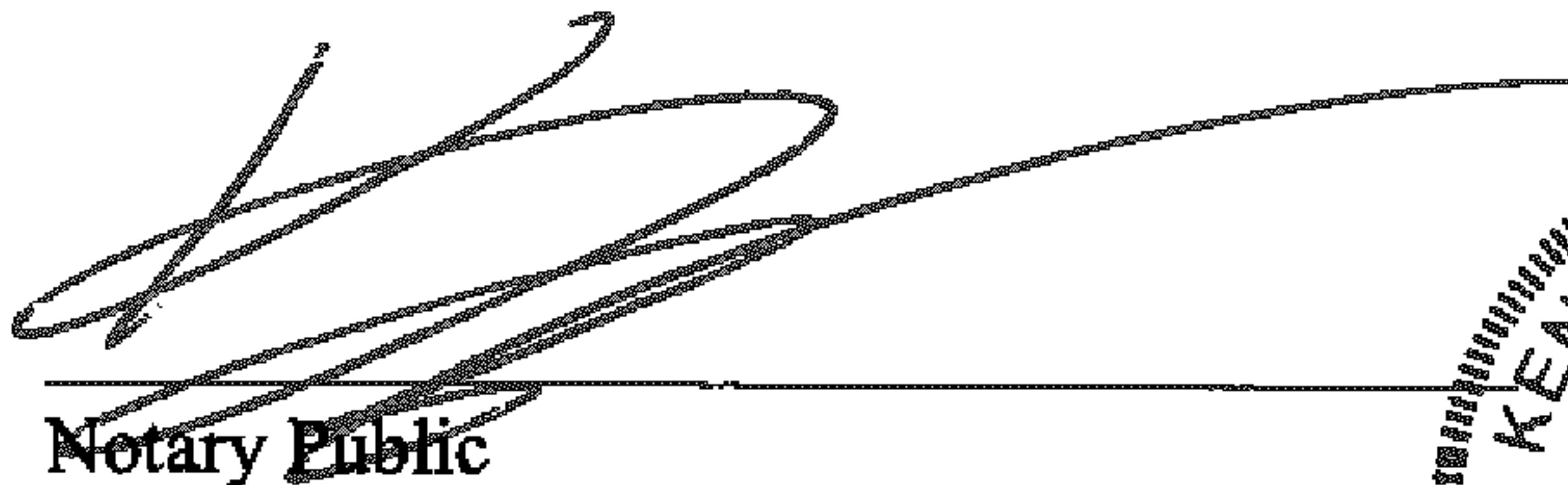

William Keith Glaze


Janette S. Glaze

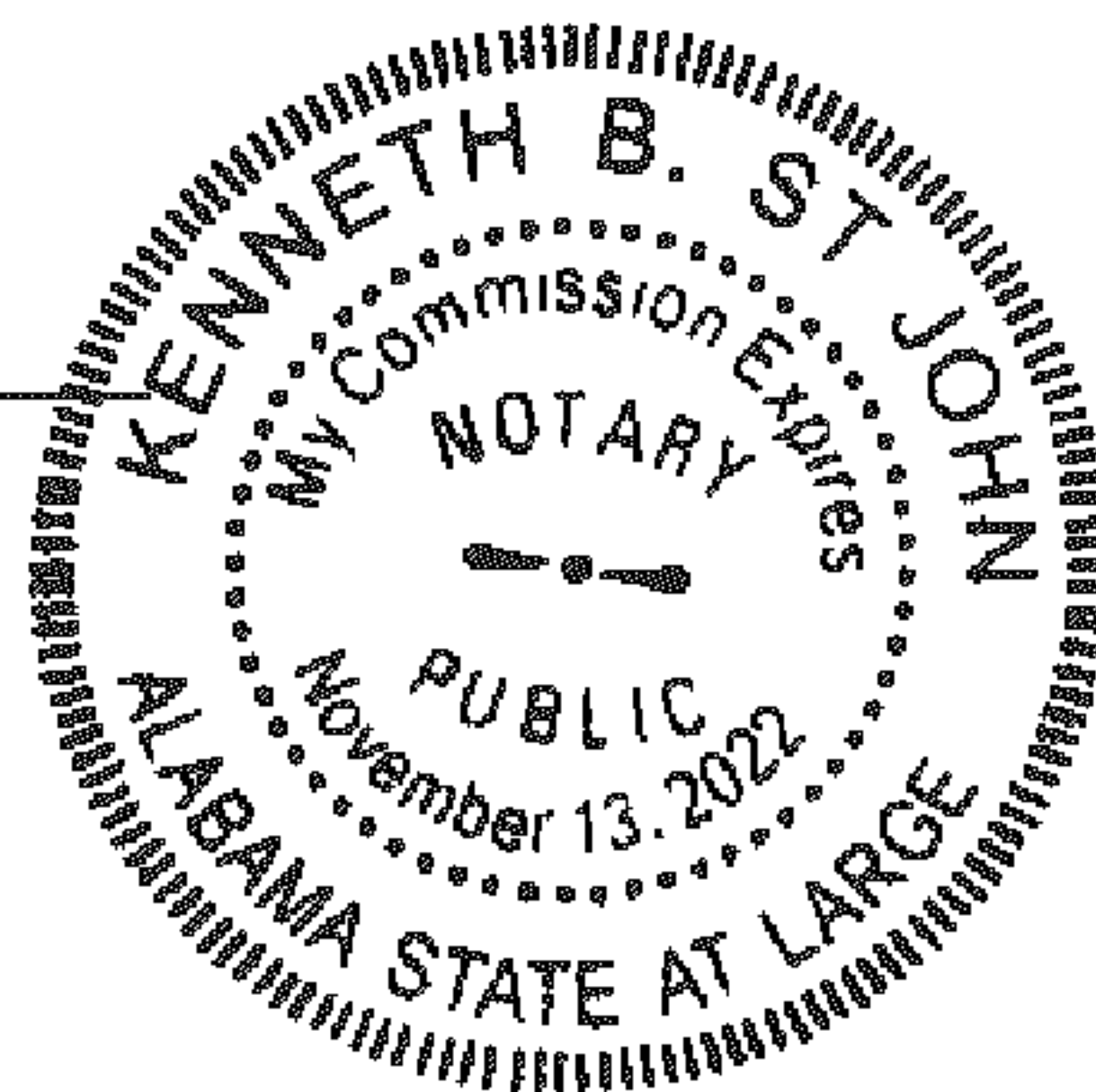
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, William Keith Glaze and Janette S. Glaze, a married couple, whose names are signed to the foregoing conveyance, and who are known 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 the same bears date.

Given under my hand and official seal on this 11th day of September, 2020.


Notary Public

Printed Name: Kenneth B. St. John
My Commission Expires: 11/13/2022



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EXHIBIT "A"

A parcel of land located in the SE ¼ of Section 16 and the SW ¼ of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 15 and run North 01 degrees 05 minutes West 670.35 feet; thence run West 256.67 feet; thence run North 01 degrees 46 minutes West 743.30 feet; thence run North 16 degrees 16 minutes East 40.07 feet; thence run South 77 degrees 13 minutes East along the North boundary of Peoples Drive 687.14 feet; thence run North 84 degrees 38 minutes East 289.98 feet along the North boundary of said drive to the intersection of a property line fence; thence run North 04 degrees 48 minutes East along said fence 165.36 feet to the point of beginning; thence continue on the same line 165.36 feet; thence run North 70 degrees 57 minutes 30 seconds West along a property line fence 478.25 feet; thence run North 58 degrees 46 minutes West along said fence 563.50 feet to the intersection of the Southeast right of way of Alabama Highway No. 119; thence run Southwesterly along a curve to the right subtended by a chord bearing South 47 degrees 10 minutes 40 seconds West 142.64 feet; thence run South 39 degrees 38 minutes 32 seconds East 568.49 feet; thence run South 82 degrees 58 minutes 43 seconds East 666.23 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name William Keith Glaze and Janette S. Glaze
 Mailing Address 267 Strathaven Lane Pelham AL 35124

Grantee's Name Richard A. Mallhot and Martha Antoinette Vickers Ward
 Mailing Address 105 Grandview Farm Drive
 Montevallo AL 35115

Property Address 105 Grandview Farm Drive
 Montevallo AL 35115

Date of Sale 9/11/2020
 Total Purchase Price \$ 399,000

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
☐ 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 _____

Print Skyler Murphy

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/15/2020 03:02:44 PM
 \$181.00 CHERRY
 20200915000412900

Allen S. Beryl