

20200925000432280
09/25/2020 11:09:11 AM
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-A

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Ten Dollars and 00/100 Dollars (\$10.00)**, 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:

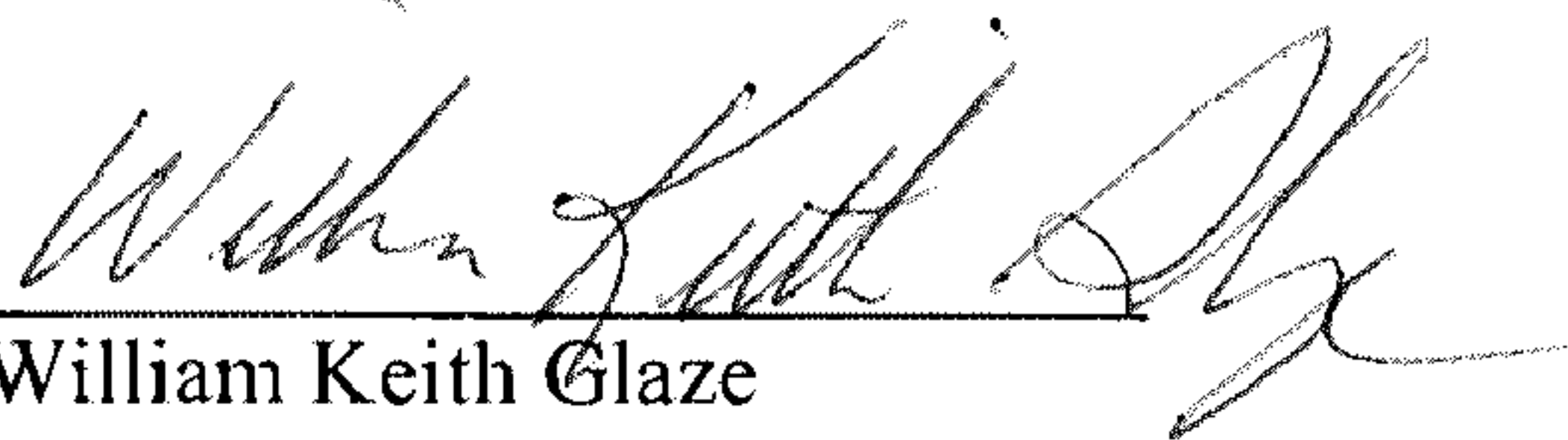
See attached EXHIBIT "A" for legal description.

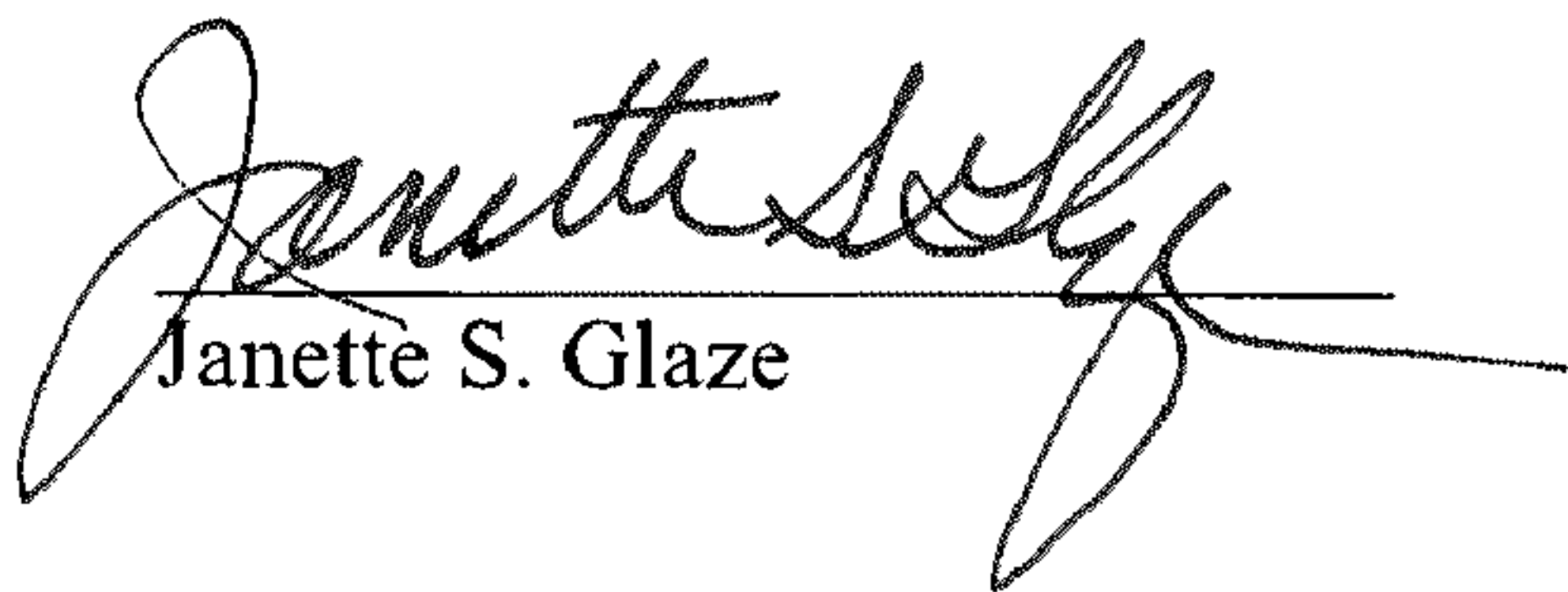
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 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.

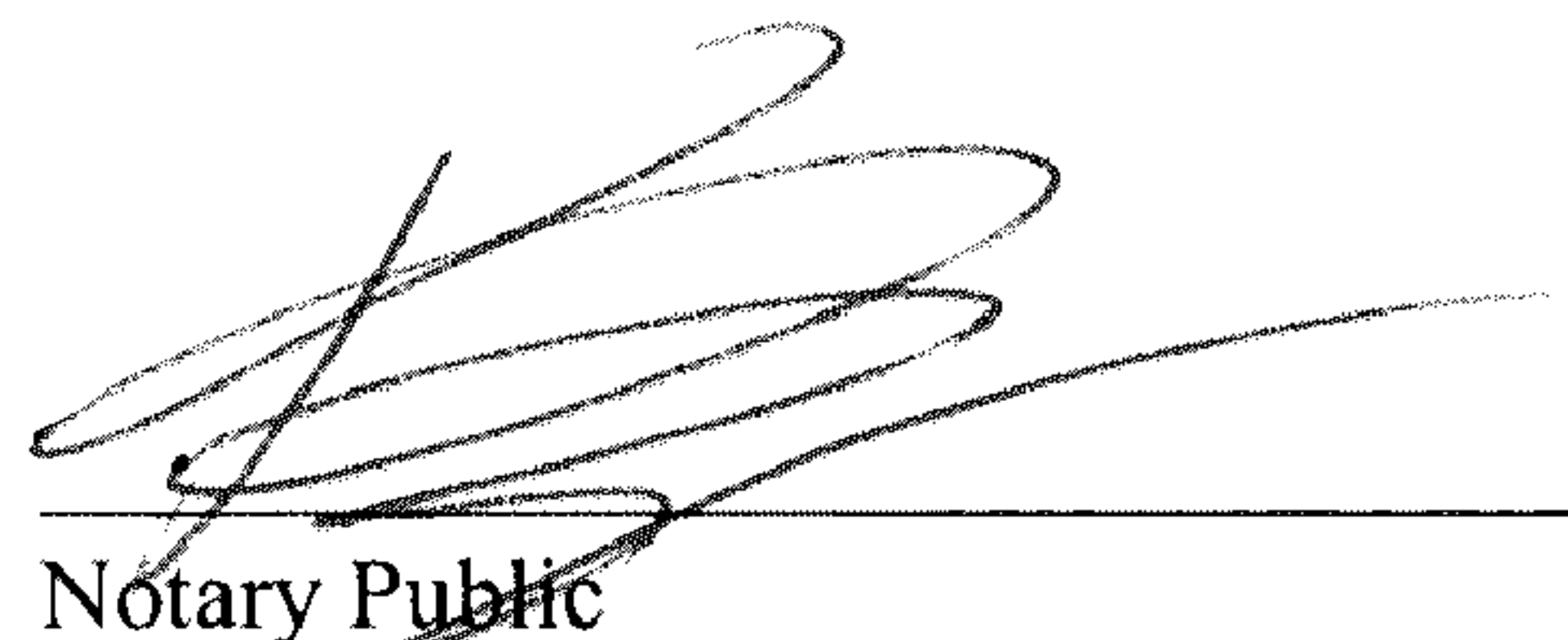

William Keith Glaze


Janette S. Glaze

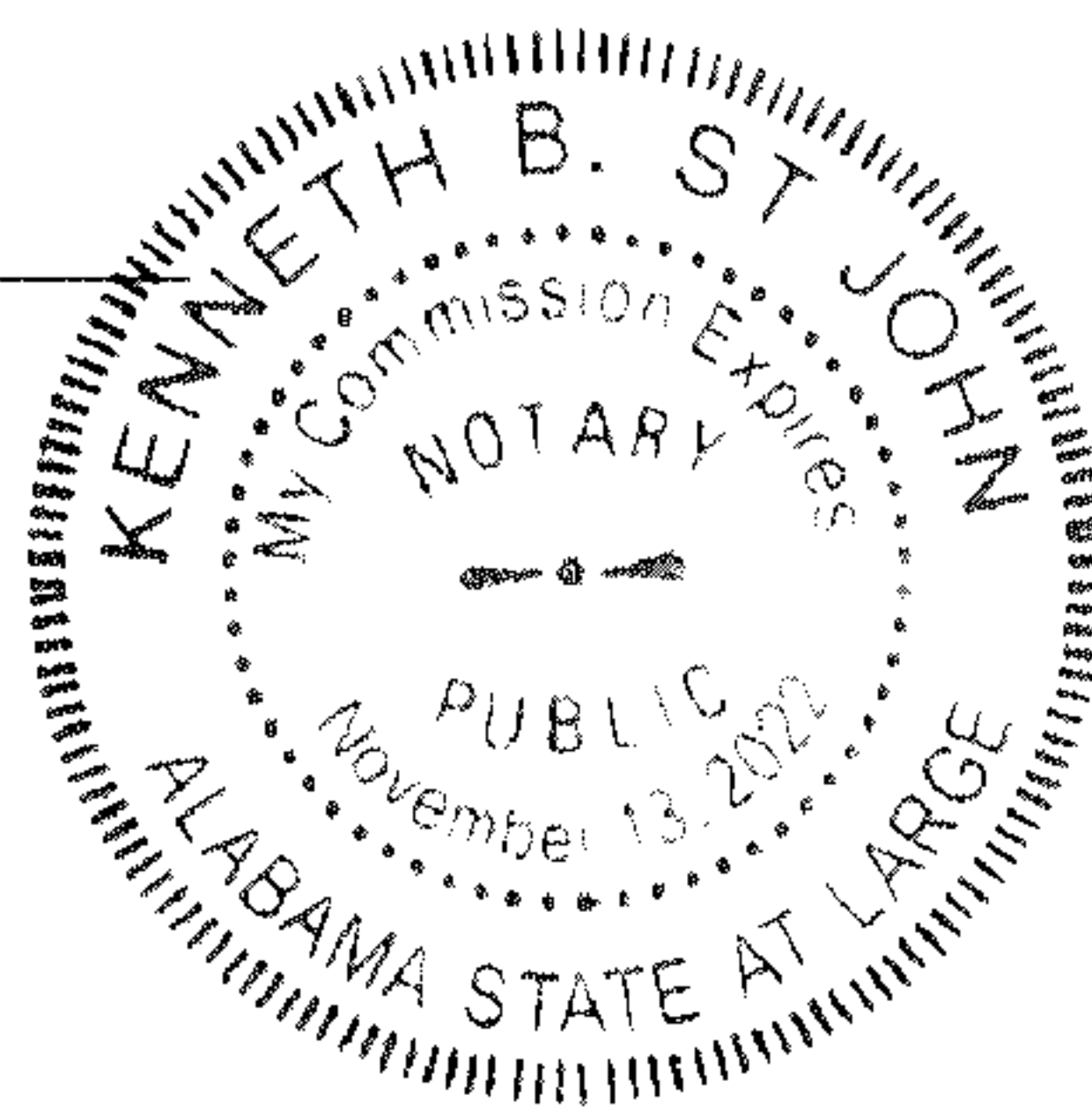
STATE OF ALABAMA
COUNTY OF SHELBY

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



20200925000432280, 09/25/2020 11:09:11 AM DEEDS 3/4
EXHIBIT "A"

A parcel of land containing 6.07 acres, located in the SE 1/4 of Section 16 and the SW 1/4 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 98.24 feet to the point of beginning; thence continue along the North boundary of said drive 588.90 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; thence run North 82 degrees 58 minutes 43 seconds West 666.23 feet; thence run North 39 degrees 38 minutes 32 seconds West 568.49 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 48 degrees 02 minutes 35 seconds West 142.64 feet; thence run South 33 degrees 45 minutes East 77.35 feet; thence run South 24 degrees 40 minutes East 409.50 feet; thence run South 41 degrees 17 minutes East 61.14 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	Grantee's Name	Richard A. Mailhot and Martha Antoinette Vickers Ward
Mailing Address	267 Strathaven Lane Pelham AL 35124	Mailing Address	105 Grandview Farm Drive
			Montevallo AL 35115
Property Address	105 Grandview Farm Drive	Date of Sale	9/11/2020
	Montevallo AL 35115	Total Purchase Price	\$ 10
		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 9-15-2020

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
 09/25/2020 11:09:11 AM
 \$31.50 CHARITY
 20200925000432280

Allen S. Bayl