

This Instrument was prepared by:
Harrelson Law Firm, LLC
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Guyon Shipman
Marsha Howze
413 Cornwall
Maylene, AL 35114

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of FIFTY TWO THOUSAND FIVE HUNDRED and 00/100 Dollars (\$52,500.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, MARCUS W. MAY and DEBORAH H. MAY, husband and wife, (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto GUYON SHIPMAN, a single individual, and MARSHA HOWZE, a single individual (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 54, according to the Map of Saddle Lake Farms, a Condominium, recorded in Map Book 20, Pages 20-A and 20-B, in the Probate Office of Shelby County, Alabama.

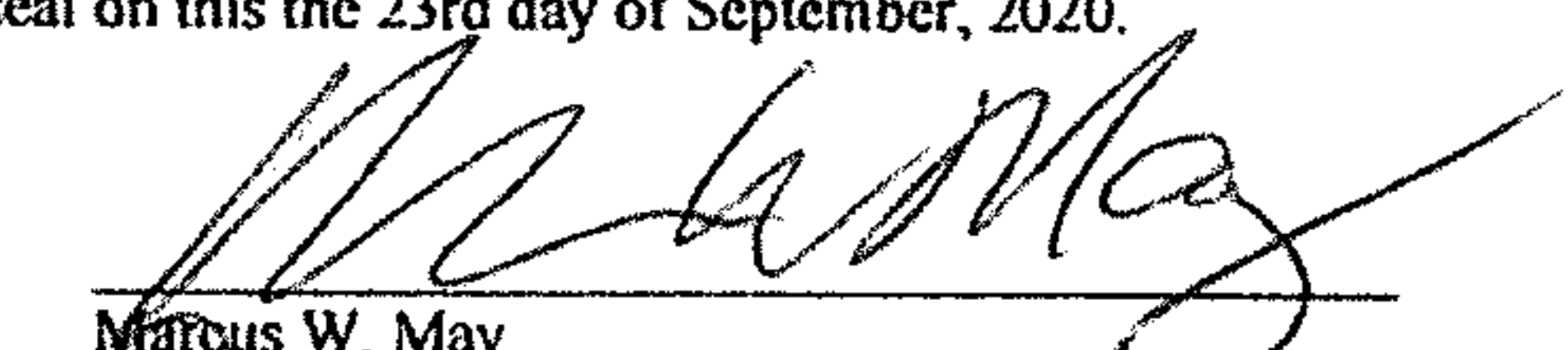
Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

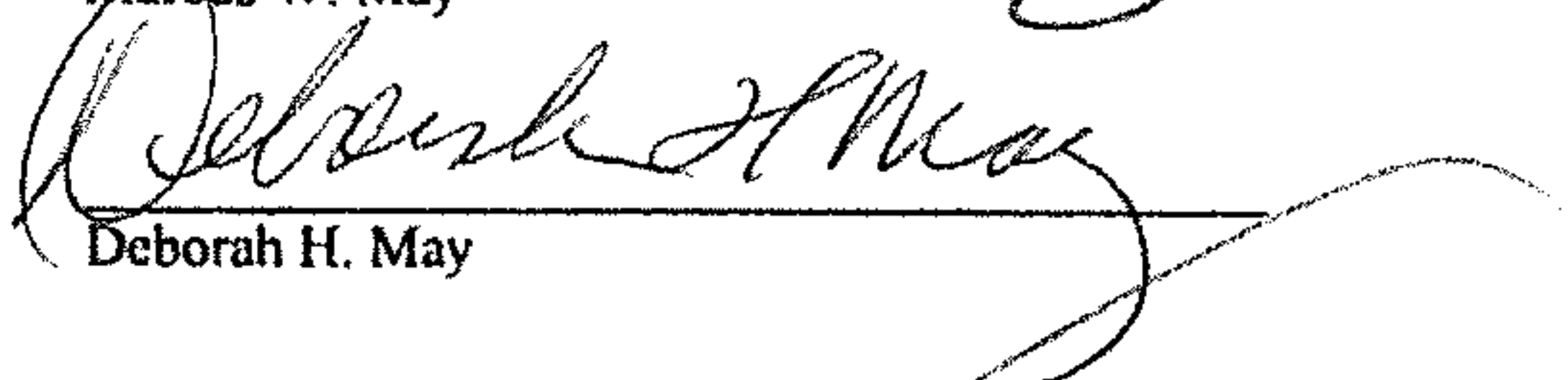
\$39,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantors do for themselves and for their executors, heirs and assigns covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their executors, heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 23rd day of September, 2020.


Marcus W. May


Deborah H. May

STATE OF Florida)
COUNTY OF Collier)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marcus W. May and Deborah H. May, 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, this the 23rd day of September, 2020.



TRISTAN LEIGH HARTLINE
Commission # GG 068230
Expires January 31, 2021
Bonded Thru Budget Notary Services


NOTARY PUBLIC

My Commission Expires January 31, 2021

Real Estate Sales Validation Form

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

Grantor's Name Marcus W. May
 Mailing Address Deborah H. May
241 24th Ave NE
Naples, FL 34120

Grantee's Name Guyon Shipman
 Mailing Address Marsha Howze
413 Cornwall
Maylene, AL 35114

Property Address 127 Equestrian Drive
Alabaster, AL 35007

Date of Sale 09/23/2020
 Total Purchase Price \$ 52,500

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 9/23/20

Print Gregory D Harrison

 Unattested

Sign [Signature]

(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
 10/06/2020 01:04:46 PM
 \$38.50 CHERRY
 20201006000452770

Allen S. Byrd