

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:
Ann Elizabeth McGuire
975 Four Wings Lake Road
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT pursuant to that certain Stock Redemption Agreement between the parties, the undersigned grantor, 3-M Developers, Inc., an Alabama corporation (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto Ann Elizabeth McGuire and Gary Scott McGuire (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, and 4, according to the Survey of Oak Mountain Commons, as recorded in Map Book 41, Page 2, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current ad valorem taxes; (2) Building lines as shown by recorded map in Map Book 41, Page 2; (3) Easements as shown by recorded map in Map Book 41, Page 2; (4) Restrictions as shown by recorded map in Map Book 41, Page 2; (5) Transmission line permit to Alabama Power Company, recorded in Deed Volume 195, Page 282, in the Probate Office of Shelby County, Alabama; (6) Right of way granted to Alabama Power Company in Instrument 20090701000253160, in the Probate Office of Shelby County, Alabama; (7) Colonial Pipeline Easement recorded in Instrument 1999-45190 in the Probate Office of Shelby County, Alabama; (8) Covenant of Use Restriction recorded in Instrument 20160603000190850 in the Probate Office of Shelby County, Alabama.

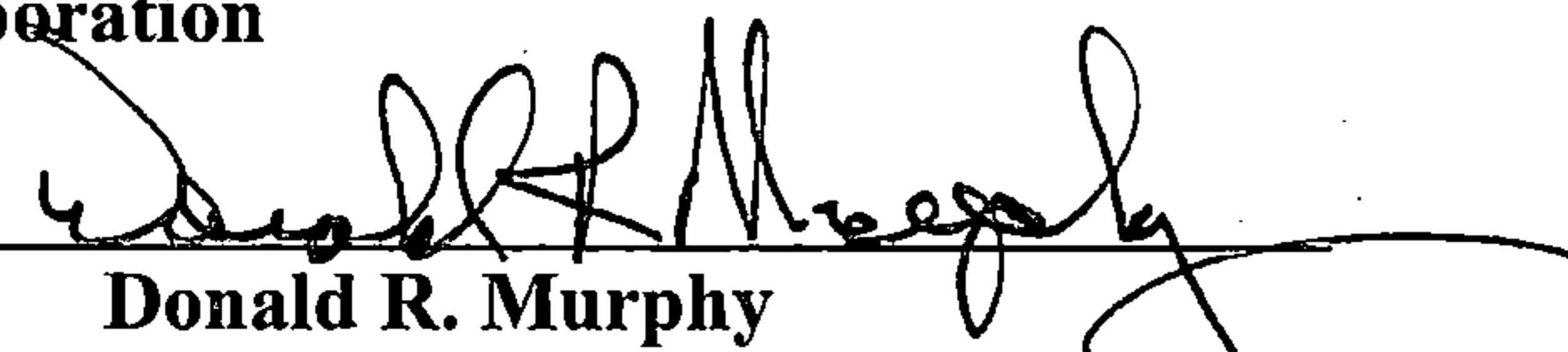
TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

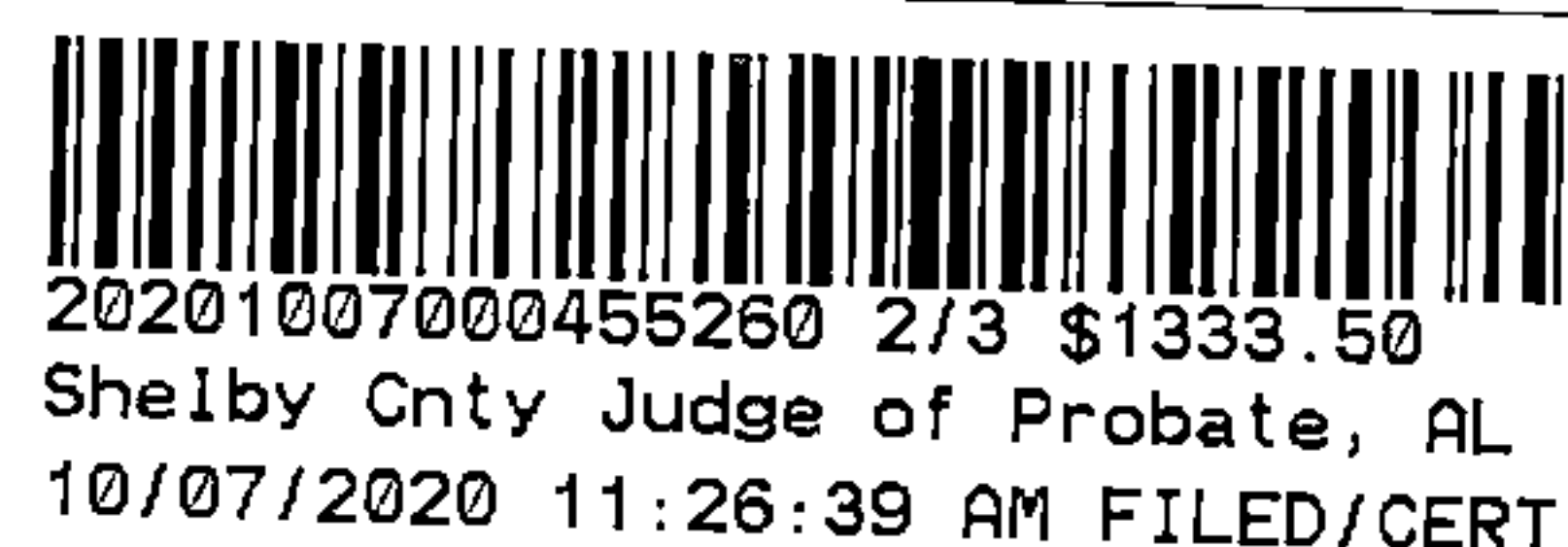
IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this
the 20th day of August, 2020.

WITNESS:

3-M DEVELOPERS, INC., an Alabama
corporation

By: 
Donald R. Murphy
As its President

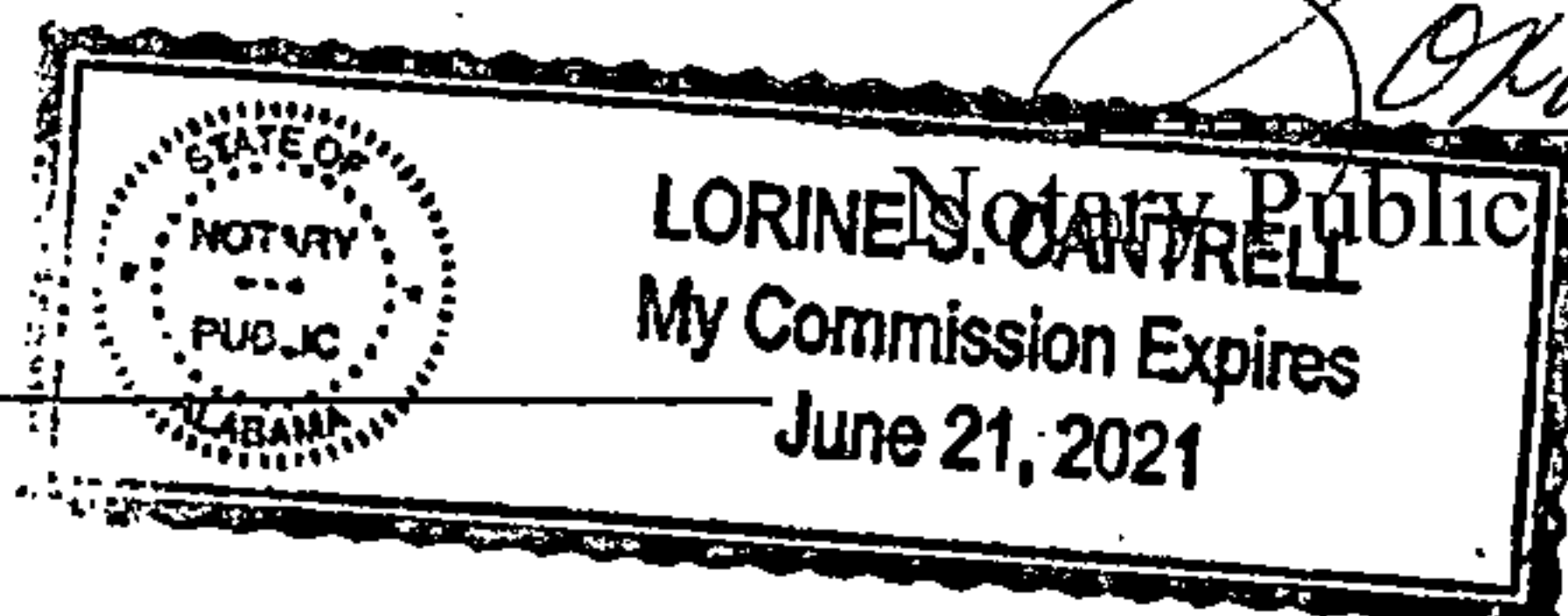
STATE OF ALABAMA)
COUNTY OF SHELBY)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald R. Murphy, whose name as President of 3-M Developers, Inc., an Alabama corporation, 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, as such President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 20th day of August, 2020.

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:
3-M Developers, Inc.
Mailing Address:
P.O. Box 1015
Pelham, AL 35124

Property Address:
Lots 1, 2, 3, and 4, Oak
Mountain Commons, Pelham, AL

Grantee's Name:
Ann Elizabeth McGuire
Mailing Address:
975 Four Wings Lake Road
Alabaster, AL 35007

Date of Sale: 2020
Total Purchase Price or Actual Value or
Assessor's Market Value: \$1,305,220.00

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 _____
Contract _____
Other _____

Appraisal _____
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 applicable.

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 provide 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 Section 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 Section 40-22-1 (h).

Date: _____

Form RT-1

Shelby County, AL 10/07/2020
State of Alabama
Deed Tax: \$1305.50

Donald R. Murphy
(verified by Grantor/Grantee/Agent) Circle One
Donald R. Murphy, as President of
3-M Developers, Inc.


20201007000455260 3/3 \$1333.50
Shelby Cnty Judge of Probate, AL
10/07/2020 11:26:39 AM FILED/CERT