

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-20-26627

Send Tax Notice To: Capital Investment Properties, LLC

3022 Overhill Road
Birmingham, AL 35223

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Seven Thousand Five Hundred Dollars and No Cents (\$257,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Marilyn J. Russell**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Capital Investment Properties, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

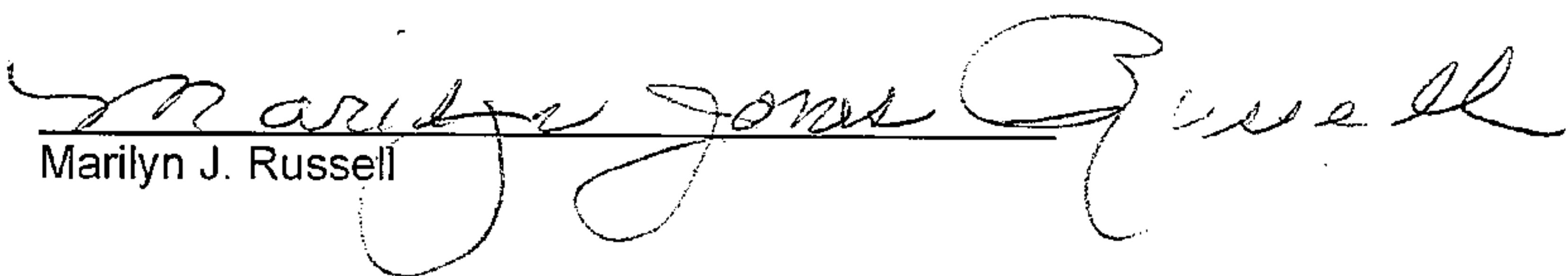
No mobile homes, modular homes or manufactured homes will be placed or constructed on the land.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of October, 2020.

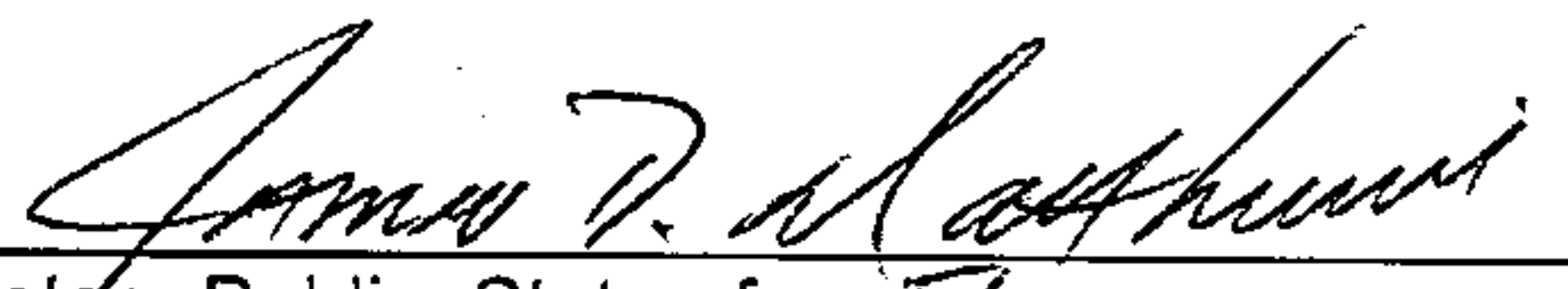

Marilyn J. Russell

State of FL

County of Santa Rosa

I, James D Matthews, a Notary Public in and for the said County in said State, hereby certify that Marilyn J. Russell, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of October, 2020.


Notary Public, State of FL

My Commission Expires: 11-20-22

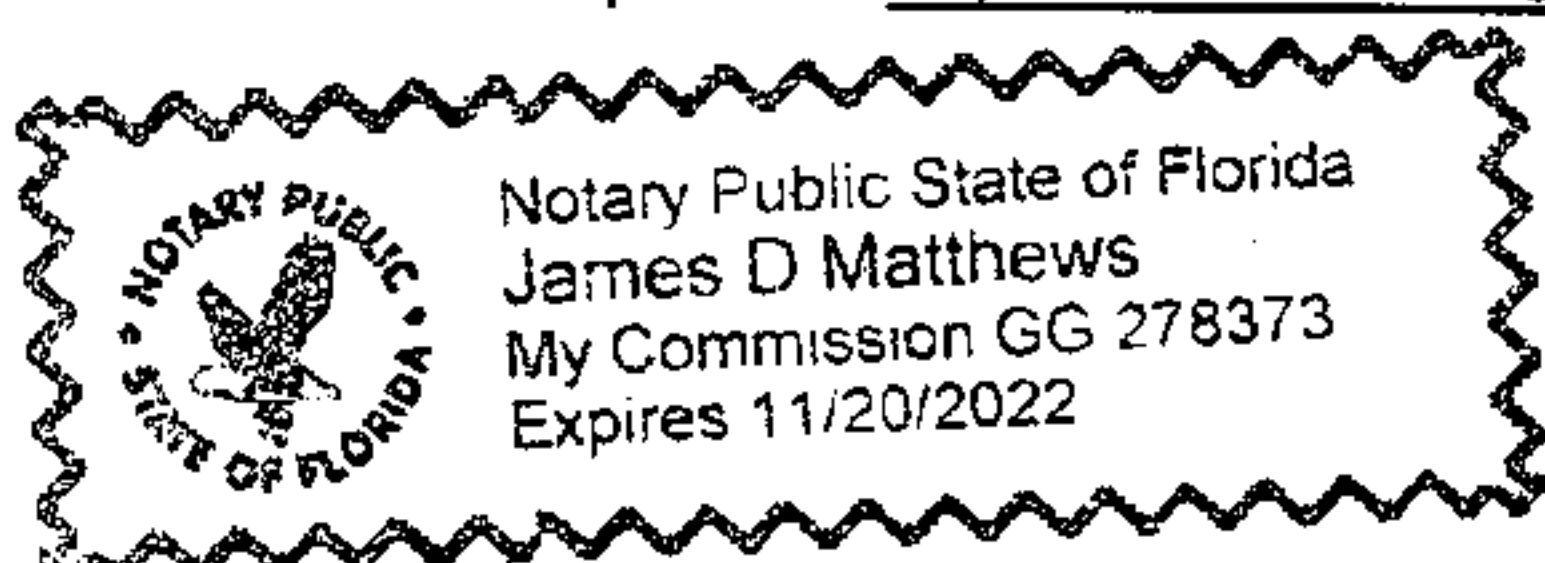


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of Section 6, Township 20 South, Range 2 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West for a distance of 899.40 feet to the point of beginning; thence continue North 90 degrees 00 minutes 00 seconds West for a distance of 1741.36 feet; thence North 00 degrees 59 minutes 49 seconds West for a distance of 1307.86 feet; thence North 88 degrees 50 minutes 07 seconds East for a distance of 898.50 feet; thence South 00 degrees 02 minutes 22 seconds East for a distance of 741.88 feet; thence North 90 degrees 00 minutes 00 seconds East for a distance of 771.11 feet to the Southerly right of way line of Dead Hollow Road and a curve to the left, having a radius of 190.00 feet, and subtended by a chord bearing South 53 degrees 44 minutes 44 seconds East, and a chord distance of 79.39 feet; thence along the arc of said curve and along said right of way line for a distance of 79.98 feet; thence South 65 degrees 48 minutes 16 seconds East and along said right of way line for a distance of 20.75 feet; thence South 00 degrees 02 minutes 22 seconds East and leaving said right of way line for a distance of 542.69 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21764, dated May 4, 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	Marilyn J. Russell	Grantee's Name	Capital Investment Properties, LLC
Mailing Address	396 Fort Picketts Road	Mailing Address	3022 Overhill Road
	Gulf Breeze, FL 32561		Birmingham, AL 35223
Property Address	0 Dead Hollow Road	Date of Sale	October 14, 2020
	Harpersville, AL 35078	Total Purchase Price	\$257,500.00
		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
xx Sales Contract	_____ Other
_____ 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.

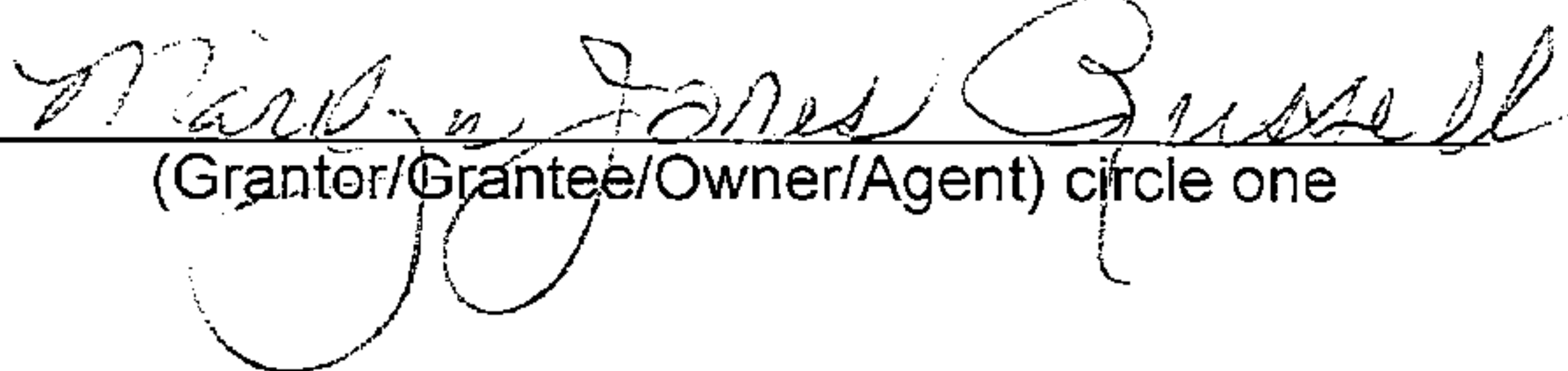
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	October 09, 2020	Print	Marilyn J. Russell
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
10/16/2020 09:29:41 AM
\$285.50 CATHY
20201016000471580

