

PURCHASE MONEY MORTGAGE IN THE TOTAL PRINCIPAL AMOUNT OF \$48,000.00 IS BEING FILED CONTEMPORANEOUSLY HERewith. GRANTEE IS REMITTING MORTGAGE RECORDING PRIVILEGE TAXES IN THE AMOUNT OF \$72.00.

Send Tax Notice to:
SAYER INVESTMENTS LLC
1831 Highway 119
Montevallo, AL 35115

**This instrument prepared by, and
record and return to:**
Matthew D. Evans
Marks & Evans, P.C.
400 Century Park South, Suite 100
Birmingham, AL 35226
(205) 251-8302

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **WOLF, INC.**, an Alabama limited liability company (**the "Grantor"**), for the sum of Sixty Thousand and 00/100 Dollars (\$60,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby, subject to the terms, conditions, reservations, and exceptions hereinafter set forth, GRANT, BARGAIN, SELL, AND CONVEY unto **SAYER INVESTMENTS LLC**, an Alabama limited liability company (**the "Grantee"**), all of such Grantor's right, title, and interest in the following described property situated, lying and being in the County of Shelby, State of Alabama, together with all rights, tenements, hereditaments, buildings, and appurtenances thereon or thereto belonging or in any way appertaining and being more particularly described as set forth on Exhibit A attached hereto (**the "Property"**).

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

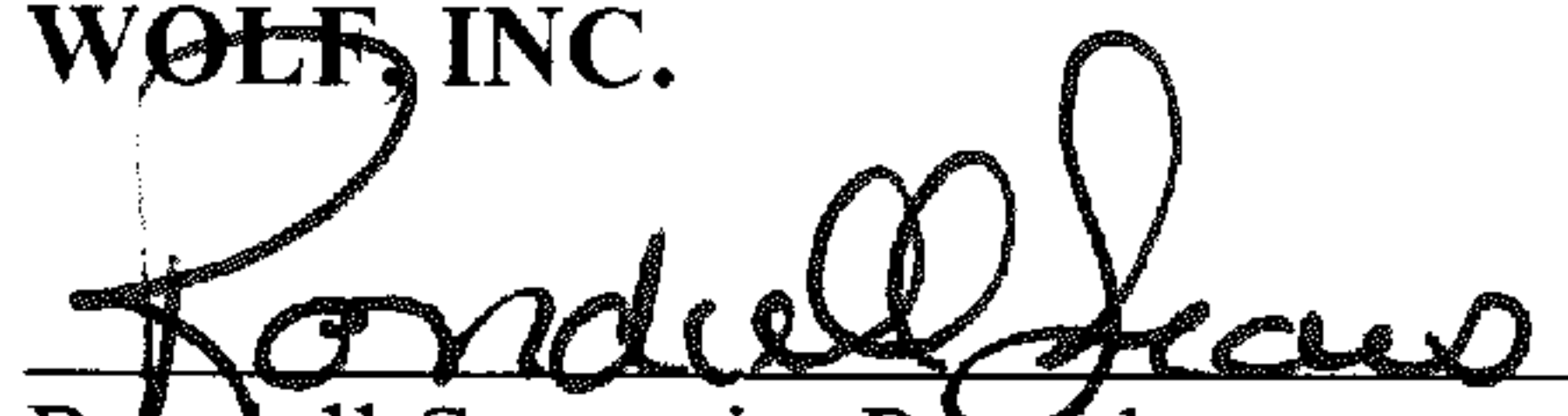
1. Taxes and assessments for the year 2021, and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in , on and under subject property.
3. Right of way to Shelby County, recorded in Deed Volume 124, page 165, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to Grantee, and its successors and assigns forever in fee simple. Grantor, for itself and its successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that Grantor has the right to sell and convey the same as aforesaid; and that the Grantor, for itself and its successors and assigns, shall warrant and defend the same to the said Grantee, and its successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under such Grantor, but not further or otherwise. Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantor.

IN WITNESS WHEREOF, Grantor has executed this conveyance to be effective as of November 3, 2020.

GRANTOR:

WOLF, INC.

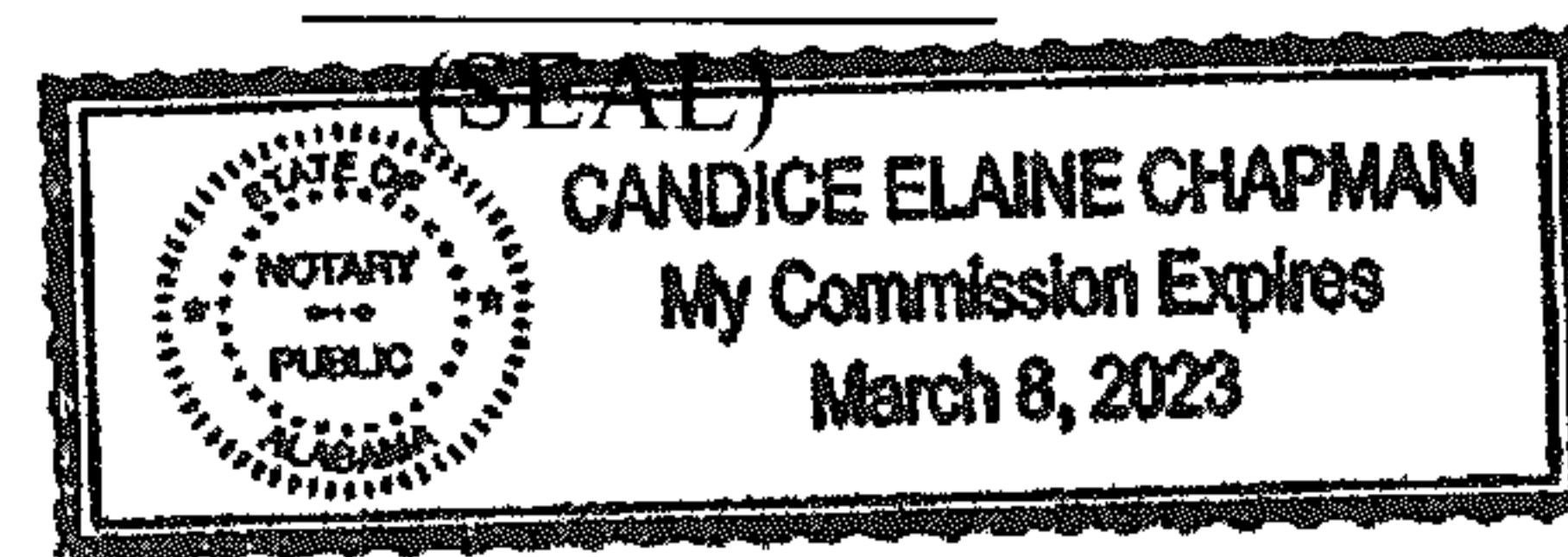

Randall Sears, its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Randall Sears, whose name as President of WOLF, INC., 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal this the 3 day of November, 2020.


Notary Public
My Commission Expires: _____



Legal Description of Property

That certain lot or parcel of land described as beginning at a point on the West right of way line of the Montevallo and Ashville paved public road at a point 370 feet NE from the Southernmost corner of that certain tract of land conveyed to J. C. Wooley by Laura L. Moody and heirs at law of Frank Moody, Sr., which said deed is recorded in Deed Book 77, page 441, in the Office of the Judge of Probate of Shelby County, Alabama, for a Point of Beginning of the lot herein described; run thence in a Northeasterly direction along the West right of way of said Montevallo and Ashville paved road a distance of 100 feet; thence run in a Northwesterly direction and perpendicular to said Montevallo and Ashville paved highway a distance of 140 feet to a point; run thence in a Southeasterly direction and parallel with the Montevallo and Ashville paved highway a distance of 100 feet; run thence in a Southeasterly direction and perpendicular to said Montevallo and Ashville paved highway a distance of 140 feet to the Point of Beginning and being situated in the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor Name: WOLF, INC. Mailing Address: 280 Wilson Drive Montevallo, AL 35115	Grantee's Name: SAYER INVESTMENTS LLC Mailing Address: 1831 Highway 119 Montevallo, AL 35115
Property Address: 1831 Highway 119 Montevallo, Alabama 35115	Date of Sale: November 3, 2020
	Total Purchase Price: \$60,000.00 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
☒ 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: November 3, 2020

Print:
WOLF, INC.

☒ Unattested _____
(verified by)

By: Randall Sears
Randall Sears, its President

