

EXHIBIT "A"

Legal Description:

A part of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 21 South, Range 5 West, lying in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the West 1/2 of the Northeast 1/4 of Section 1, Township 21 South, Range 5 West; thence run West along the South line of said 1/4-1/4 574.54 feet to the point of beginning; thence continue on the last described course 412.50 feet; thence turn 89 degrees 11 minutes 23 seconds right and run North 540 feet; thence turn 83 degrees 58 minutes 33 seconds right and run Northeasterly 414.75 feet; thence turn 98 degrees 01 minutes 27 seconds right and run south 589.46 feet to the point of beginning.

Together with a non-exclusive easement for ingress and egress as described in Instrument 1992-25364.

Real Estate Sales Validation Form

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

Grantor's Name Pommer Living Trust
Mailing Address 9626 Derby Lane
Fairhope, AL 36532

Grantee's Name Michael T. Mann
Mailing Address Amanda T. Mann
3049 Teresa Avenue
Hueytown, AL 35023

Property Address See Legal Description on Deed

Date of Sale 11/13/2020

Total Purchase Price \$ 90,000.00

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

[x] Sales Contract

[x] 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 11/13/2020

Print Michael T. Mann

Unattested

Sign Michael T. Mann

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/22/2020 02:40:44 PM
\$111.50 CHERRY
20201222000588450

(verified by)

Allison Beyl