

TVL2000412

AL-20070005A

This instrument was prepared by:

Victor Kang

Rubin Lublin AL, LLC

200 Clinton Ave. West, Suite 406

Huntsville, AL, 35801

Send Tax Notices To:

20210106000009670

01/06/2021 12:06:21 PM

WCB Realty Company LLC

DEEDS 1/4

9000 Parkway East, Suite 101

Birmingham, AL 35206

Return to:

Rubin Lublin, LLC

Attn: Closing Department

3145 Avalon Ridge Place, Suite 100

Peachtree Corners, GA 30071

THE STATE OF Oklahoma

Oklahoma COUNTY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 185,000.00 Dollars, to the undersigned grantor(s), **MidFirst Bank** in hand paid by **WCB Realty Company LLC**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **WCB Realty Company LLC**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **WCB Realty Company LLC** and his/her/their heirs and assigns forever.

Subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 02/06/2020 recorded in Shelby County, Alabama. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

[Remainder of Page Intentionally Left Blank]

AL-20070005A

In Witness Whereof, we have hereunto set our hands and seals, this 9th day of July, 2020

MidFirst Bank



By:

Printed Name: Crystal BakerTitle: Vice PresidentSTATE OF OklahomaCOUNTY OF Oklahoma

I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that Crystal Baker whose name as Vice President of MidFirst Bank has signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority executed the same voluntarily for and as the act of said MidFirst Bank.

Given Under My Hand and Official Seal this 9th Day of July, 2020

Notary Public **Valerie Wilkerson**My Commission Expires: 02-04-22

(Notary Seal)

AL-20070005A

EXHIBIT "A"

Lot 29, according to the Survey of Chinaberry Subdivision Phase II Final Plat, as recorded in Map Book 34, Page 91, in the Probate Office of 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's Name: MidFirst Bank Grantee's Name: WCB Realty Company, LLC
 Mailing Address: 3145 Avalon Ridge Place Mailing Address: 9000 Parkway East, Suite 61
Suite 100 Peachtree Corners, GA Birmingham, AL 35206
 Property Address: 176 Chinaberry Lane Date of Sales: July 22, 2020
Maylene, AL 35114 Total Purchase Price: (\$185,000)

Actual Value: \$ 185,000
 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	<u>x</u>	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
_____	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 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: _____

Print Dana McGowan

_____ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/06/2021 12:06:21 PM
 \$36.00 JESSICA
 20210106000009670

Allen S. Bayl