

This instrument was prepared by:

Justin Smitherman, Esq.
173 Tucker Road
Suite 201
Helena, AL 35080

Send tax notice to:

Outrider Enterprises LLC
105 Newgate Road
Alabaster AL 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY THOUSAND AND 00/100 Dollars (\$130,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **David V. Harrelson and Marietta L. Harrelson, Husband and Wife** (herein referred to as grantors), do hereby grant, bargain, sell and convey unto **Outrider Enterprises LLC** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 6, BLOCK 3 ACCORDING TO THE SURVEY OF SECTOR 1 ACCORDING TO THE RESURVEY OF GEORGE'S SUBDIVISION OF KEYSTONE AS RECORDED IN MAP BOOK 3, PAGE 79, SHELBY COUNTY, ALABAMA RECORDS.

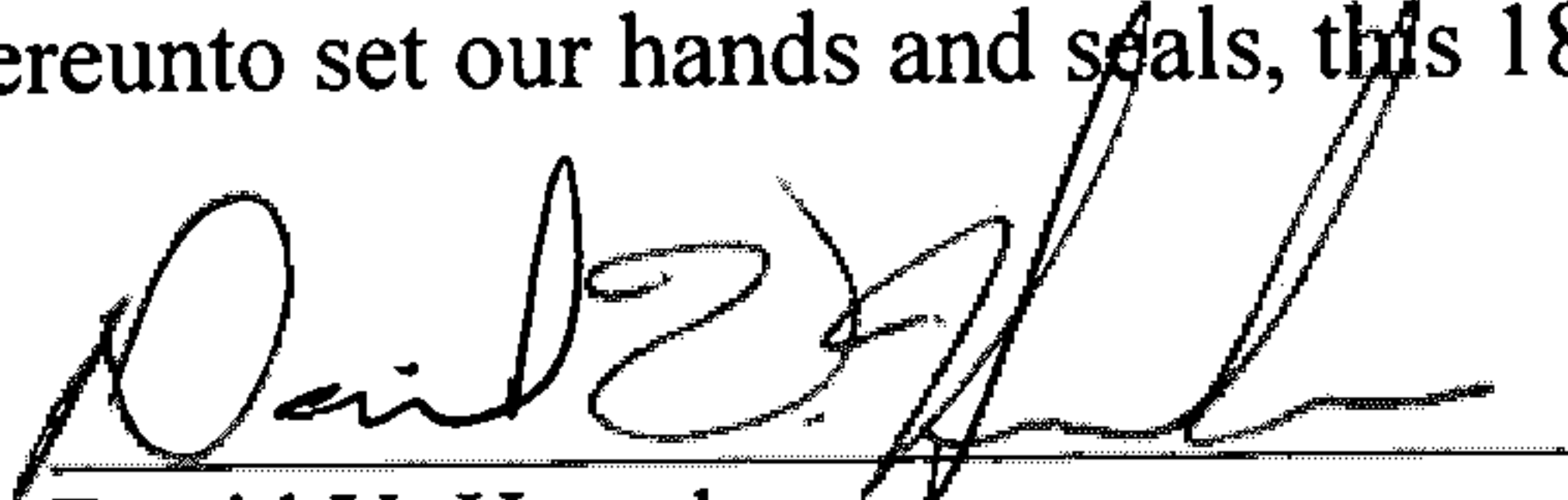
Subject to:

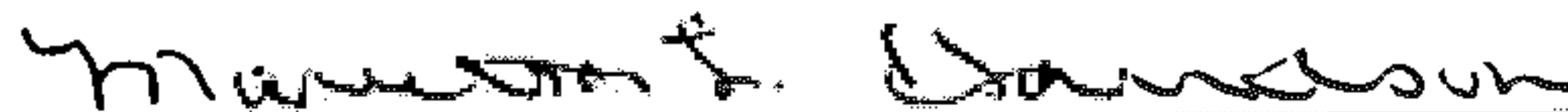
1. Taxes for the year 2021 and subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, covenants, conditions, rights of way, and limitations, if any, of record.
3. \$110,500.00 of the consideration herein was derived from a mortgage filed simultaneously, herewith.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18th day of December, 2020.

 (SEAL)
David V. Harrelson

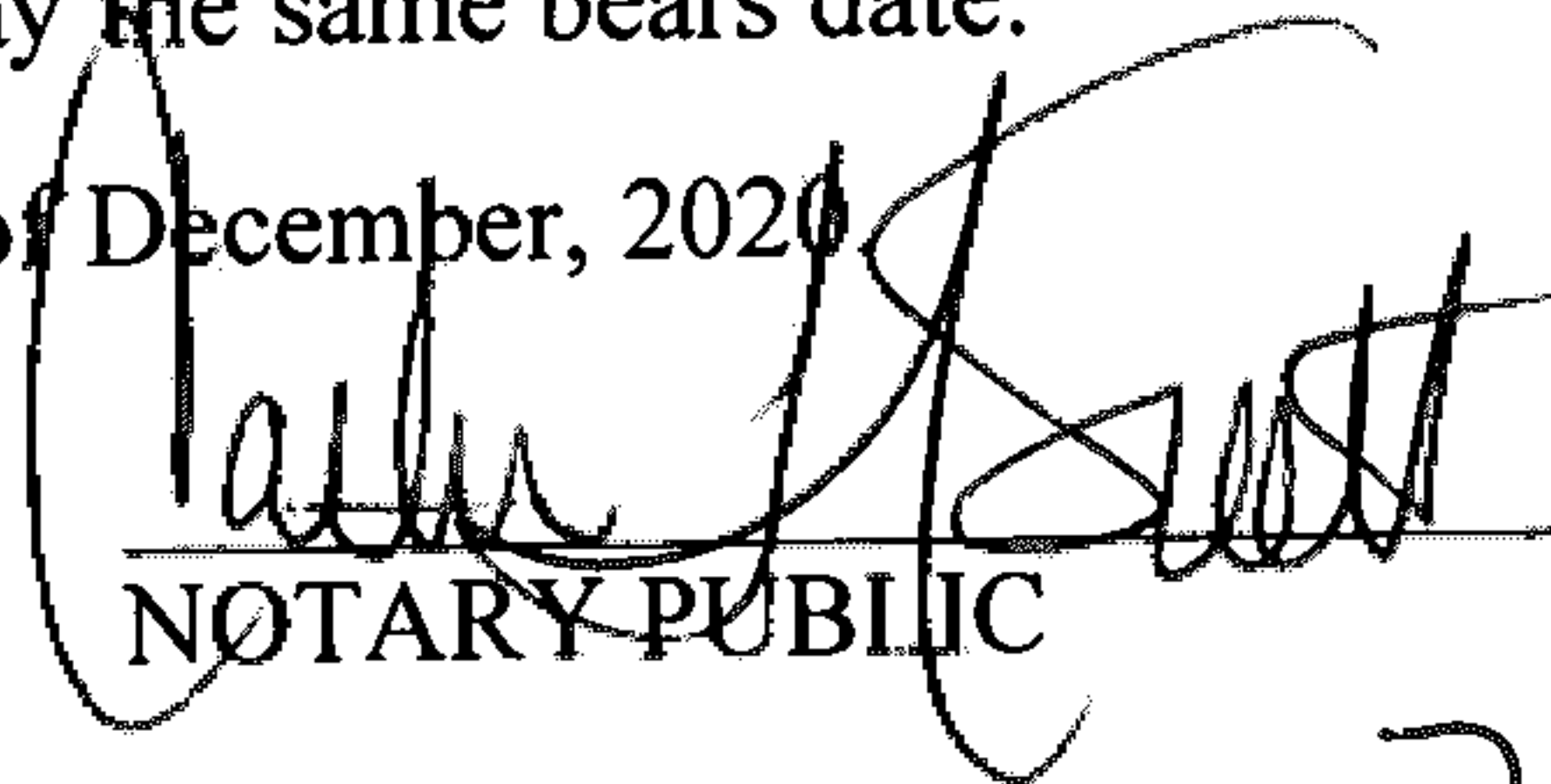
 (SEAL)
Marietta L. Harrelson

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David V. Harrelson and Marietta L. Harrelson, Husband and Wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 2020


NOTARY PUBLIC

My Commission Expires: 7-25-2022





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2021 02:36:13 PM
\$47.50 JESSICA
20210106000010470

Allen S. Beryl

20210106000010470 01/06/2021 02:36:13 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name	<u>David V. Harrelson and Marietta L. Harrelson</u>	Grantee's Name	<u>Outrider Enterprises, LLC</u>
Mailing Address	<u>590 Shady Brook Lane</u> <u>Cropwell, AL 35054</u>	Mailing Address	<u>105 Newgate Road</u> <u>Alabaster, AL 35007</u>
Property Address	<u>123 Brown Circle</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>December 18, 2020</u>
		Total Purchase Price	<u>\$130,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> X </u> Sales Contract	<u> </u> Other:
<u> </u> 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 12-18-2020 Print Philip W. Smith
 Unattested Sign
(verified by) (Grantor/Grantee/ Owner/Agent) circle one