

20210407000175140
04/07/2021 01:53:54 PM
DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
Ryan R. Hendley, Esq.
who makes no representation as to
status of title or to matters which
would be disclosed by a current survey.
REYNOLDS, REYNOLDS & LITTLE, LLC
Post Office Box 2863
Tuscaloosa, Alabama 35403-2863
205-391-0073
File No. 3455.0000

STATE OF ALABAMA §
 § STATUTORY WARRANTY DEED
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty-Two Thousand and No/100 Dollars (\$32,000.00) and other good and valuable consideration, paid to the undersigned **SouthFirst Bank**, an Alabama banking corporation, herein referred to as GRANTOR, by **William Mason**, herein referred to as GRANTEE, the receipt whereof is acknowledged, GRANTOR does grant, bargain, sell and convey unto GRANTEE the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 54 and 55 according to the Final Plat of Grand Oaks, as recorded in Map Book 31, Page 68 in the Office of the Judge of Probate of Shelby County, Alabama.

Said property being located at 1004 Grand Oaks Drive, Bessemer, AL 35022 (Lot 54) and 1000 Grand Oaks Drive, Bessemer, AL 35022 (Lot 55).

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

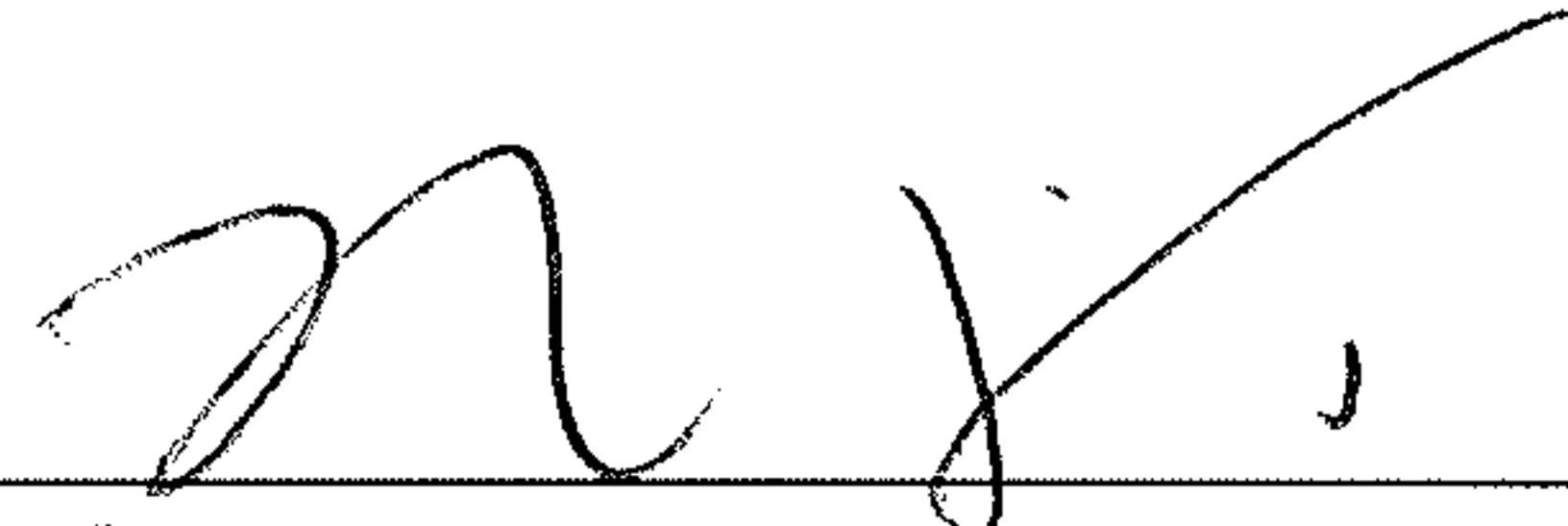
This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, if any, restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property. By acceptance of this deed, GRANTEE acknowledges the hereinabove described real property and any improvements thereon are conveyed AS-IS, WHERE-IS without warranty as to condition, use, habitability, adverse claims and any matters which would be disclosed by a current survey.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, his heirs or assigns forever, together with every contingent remainder and right of reversion. GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered a lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR and expressly disclaims any further warranties or covenants.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 29th day of March, 2021.

SOUTHFIRST BANK

By: _____



RANDALL L. FIELDS

Its CEO

STATE OF ALABAMA

§

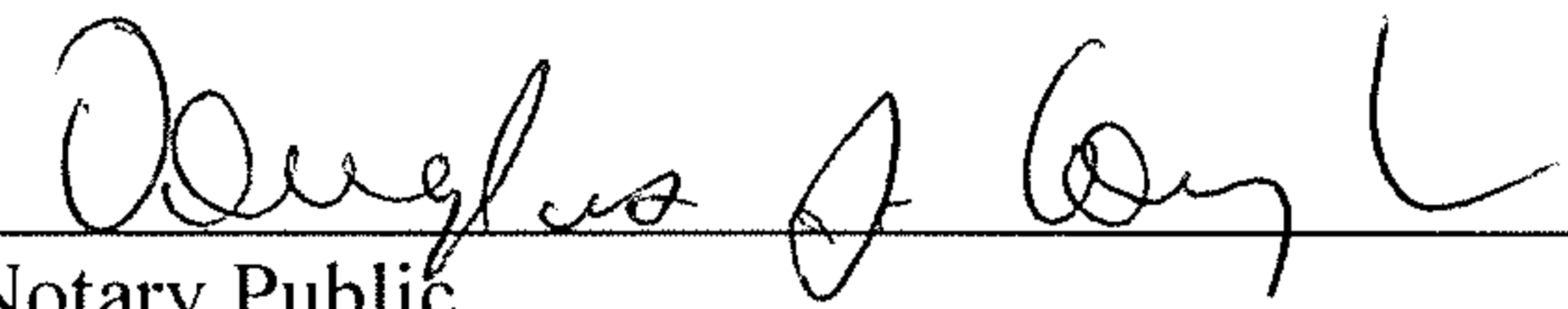
§

TALLADEGA COUNTY

§

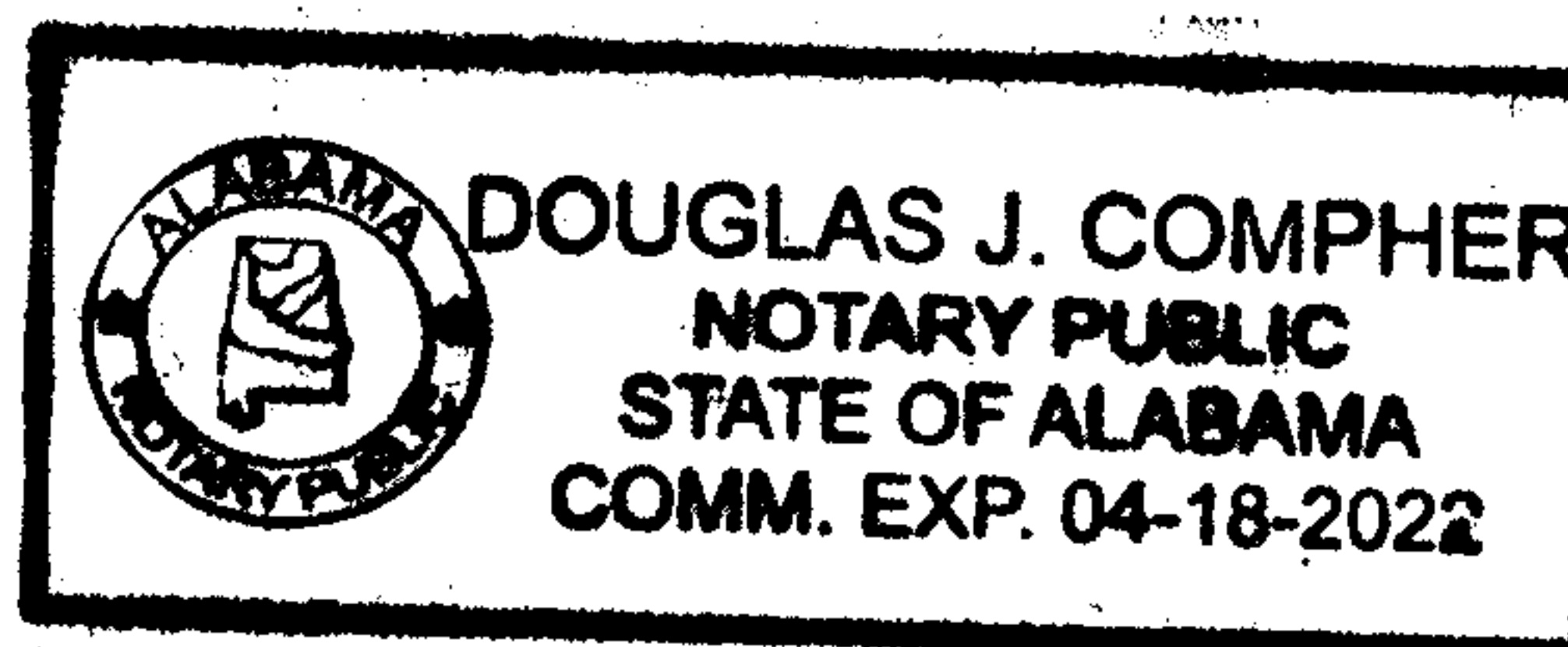
I, the undersigned, a Notary Public in and for said County and State, hereby certify that Randall L. Fields, whose name as CEO of SouthFirst Bank, an Alabama banking corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she did execute the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2021.



Notary Public

My Commission Expires: _____



Send Tax Notices to:

Statutory Warranty Deed - William Mason

Real Estate Sales Validation Form

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

Grantor's Name SouthFirst Bank
 Mailing Address 126 N. Norton Ave
Sylacauga AL
35150

Grantee's Name William Mason
 Mailing Address 933 Daniel Dr
Birmingham AL
35204

Property Address 1000 + 100 Grand Oaks Dr Date of Sale 3-30-21
Bessemer AL Total Purchase Price \$ 30,000.00
35022 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 3-30-21

Print DAVID P. COLLINS

☐ Unattested

Sign [Signature]

(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
 04/07/2021 01:53:54 PM
 \$60.00 CATHY
 20210407000175140

Form RT-1

Alvin S. Bayl