

This instrument prepared by:

John Martin Galese, Esq.
800 Shades Creek Parkway, Suite 300
Birmingham, AL 35209
(205) 870-0663

Title Not Checked by Preparer
Legal Supplied by Grantees


20210419000193720 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
04/19/2021 11:34:02 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

I certify this to be a true and
correct copy Alex S. Boyd

Date 4/6/2021 Probate Judge
pages 4 Shelby County
Initial MB

That in consideration of the sum of \$10.00, and other good and valuable consideration, to the undersigned Grantor, the receipt whereof is hereby acknowledged, the undersigned Grantor does grant, bargain, sell and convey unto Randy Visser and wife, Kristina Serra-Visser, joint with right of survivorship (hereinafter referred to herein as the Grantee(s)), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED "A"

Subject to all easements, restrictions and rights of way or record.

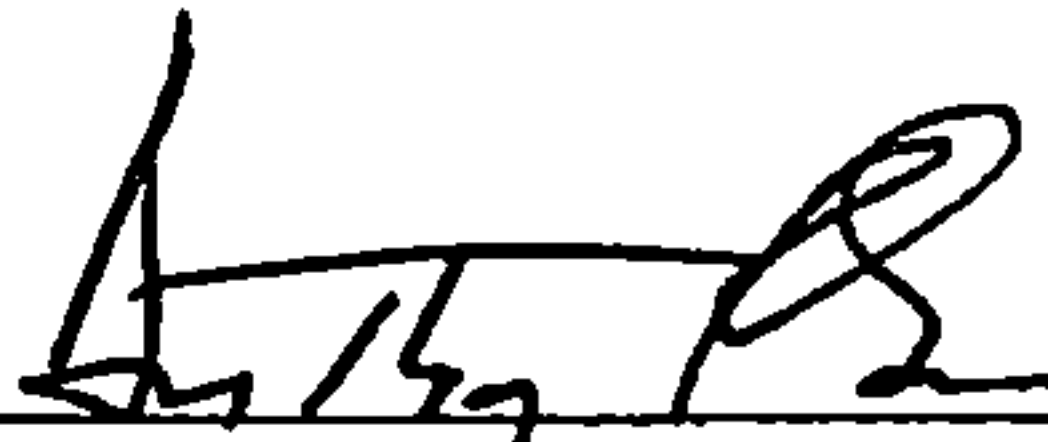
The undersigned Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that the undersigned has a good right to sell and convey the same as aforesaid; that it will and shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal on this the 31ST day of July, 2015.


20150916000324950 1/4 \$301.00
Shelby Cnty Judge of Probate, AL
09/16/2015 12:21:37 PM FILED/CERT

Shelby County, AL 09/16/2015
State of Alabama
Deed Tax: \$278.00

SERRA VISSER NISSAN, INC., GRANTOR

 LS
By its President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)



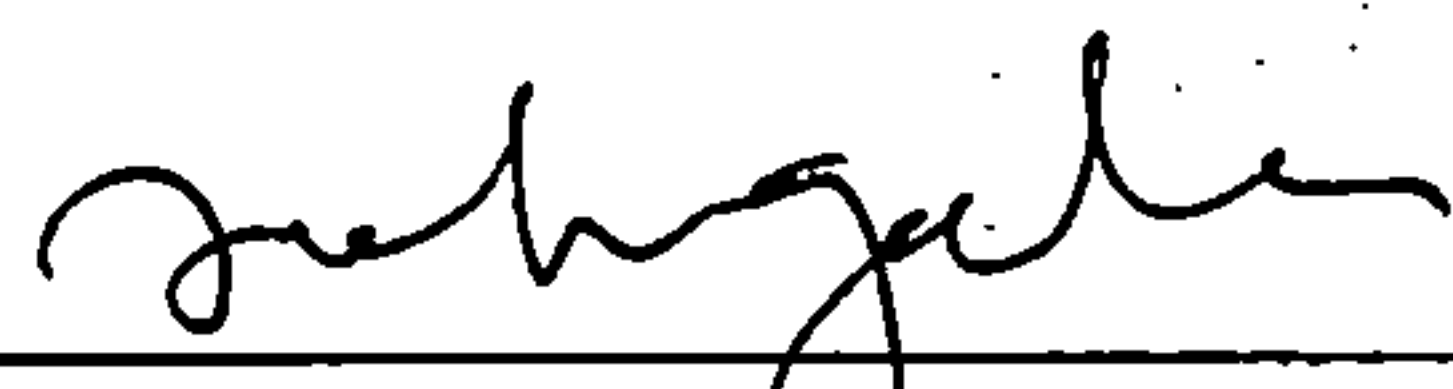
20210419000193720 2/5 \$35.00
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I, the undersigned Notary Public, in and for said State a County, hereby certify that
Anthony P. Serra whose name is signed to the foregoing
conveyance as the President of Serra Visser Nissan, Inc., and with the full power and authority of
said corporation to do so, and who being known to me, acknowledged before me on this day, that
being informed of the contents of the conveyance, it was executed voluntarily on the day the same
bears date.

Given under my hand and official seal, this the 31 day of July, 2015. LS

STATE OF ALABAMA)

COUNTY OF JEFFERSON)


NOTARY PUBLIC



20150916000324950 2/4 \$301.00
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I certify this to be a true and
correct copy Aleen S. Boyd

Probate Judge

Shelby County

Date 4/6/2021

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Initial AMB

EXHIBIT "A"
LEGAL DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR 666.81 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY OF SHELBY COUNTY ROAD NO. 26; THENCE TURN AN ANGLE TO THE LEFT OF 62 DEGREES 52 MINUTES 01 SECONDS AND RUN NORTHWEST ALONG THE SOUTHWEST RIGHT OF WAY FOR 410.04 FEET; THENCE TURN AN ANGLE TO THE LEFT 80 DEGREES 53 MINUTES 44 SECONDS AND RUN SOUTHWEST FOR 1199.05 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE TURN AN ANGLE TO THE LEFT OF 132 DEGREES 15 MINUTES 42 SECONDS AND RUN EAST ALONG THE SOUTH LINE FOR 1079.68 FEET TO THE POINT OF BEGINNING.



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Real Estate Sales Validation Form

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

Grantor's Name Serra Vitar Nissan
Mailing Address 9709 Parkway East
Birmingham AL 35215

Grantee's Name Randy Vitar
Mailing Address 4436 Balen Cove
Veranda AL 35242

Property Address 6230 Hwy 26
Columbiana 35215
35055

Date of Sale 7-31-2015
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 277,970



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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



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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 9-16-15

Print Randy Vitar

☒ Unattested

[Signature]
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



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