

This Instrument was prepared by:
John M. Alford
100 Brook Drive Suite D
Helena, AL 35080

Send Property Tax Notice To:
Midgette's Properties, LLC
1966 Co. Rd. 13
Clanton, AL 35045

Warranty Deed

TITLE NOT EXAMINED

STATE OF ALABAMA)
COUNTY OF _____)

WITNESSETH

That on this 16 day of April, 2021, we, Evan James Midgette, Jr., and Patricia Burrough Midgette, a married couple (hereinafter referred to as "Grantors"), do, for ourselves, our heirs, assigns, and successors in interest, hereby grant the following described REAL PROPERTY to **Midgette's Properties, LLC**, an Alabama Company, (hereinafter referred to as "Grantee") for itself, its heirs, assigns, and successors in interest:

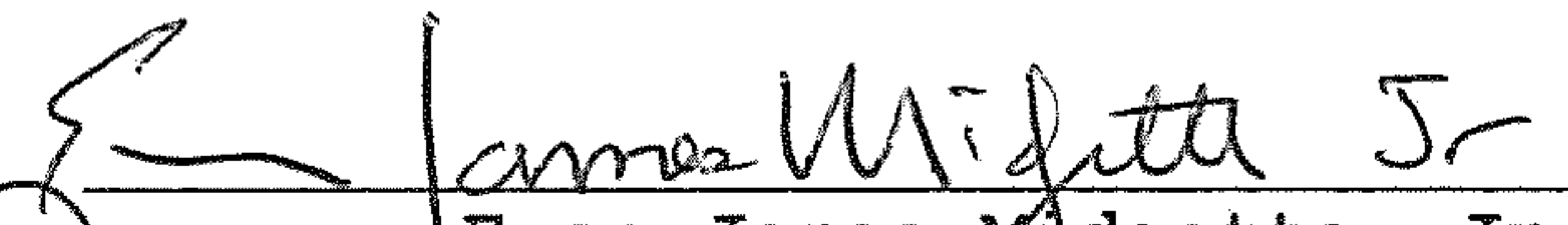
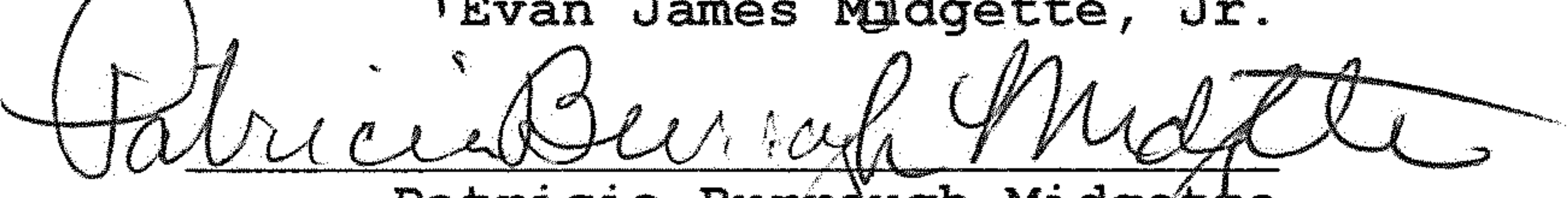
And as shown on the right of way map of Project No. STPBH-9802(905) of record in the Alabama Department of Transportation, a copy of which is also deposited in the office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:

Commencing at the SE corner of the NE ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 West, run thence N 89°04'28" W a distance of 209.30 feet, more or less, run thence N 00°55'32" E a distance of 151.01 feet, more or less, to the Point of Beginning; run thence N 77°15'04" W a distance of 102.96 feet, more or less, run thence N 0°22'09" W a distance of 18.11 feet, more or less, run thence S 76°55'50" E a distance of 103.09 feet, more or less, run thence S 0°22'09" E a distance of 17.51 feet, more or less, to the Point of Beginning; Containing 0.041 acres, more or less.

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, hereby convey, grant, bargain, and sell unto the Grantee, in fee simple the above described lands located in Shelby County, Alabama. The above described property is not the homestead or principal residence of Grantors.

TO HAVE AND TO HOLD, the same unto the Grantee and its assigns.

Grantors thereby warrant to the Grantee that they are lawfully seized and in possession of the real property herein described and that he has good and lawful right to grant the aforesaid property.


Evan James Midgette, Jr.

Patricia Burrough Midgette

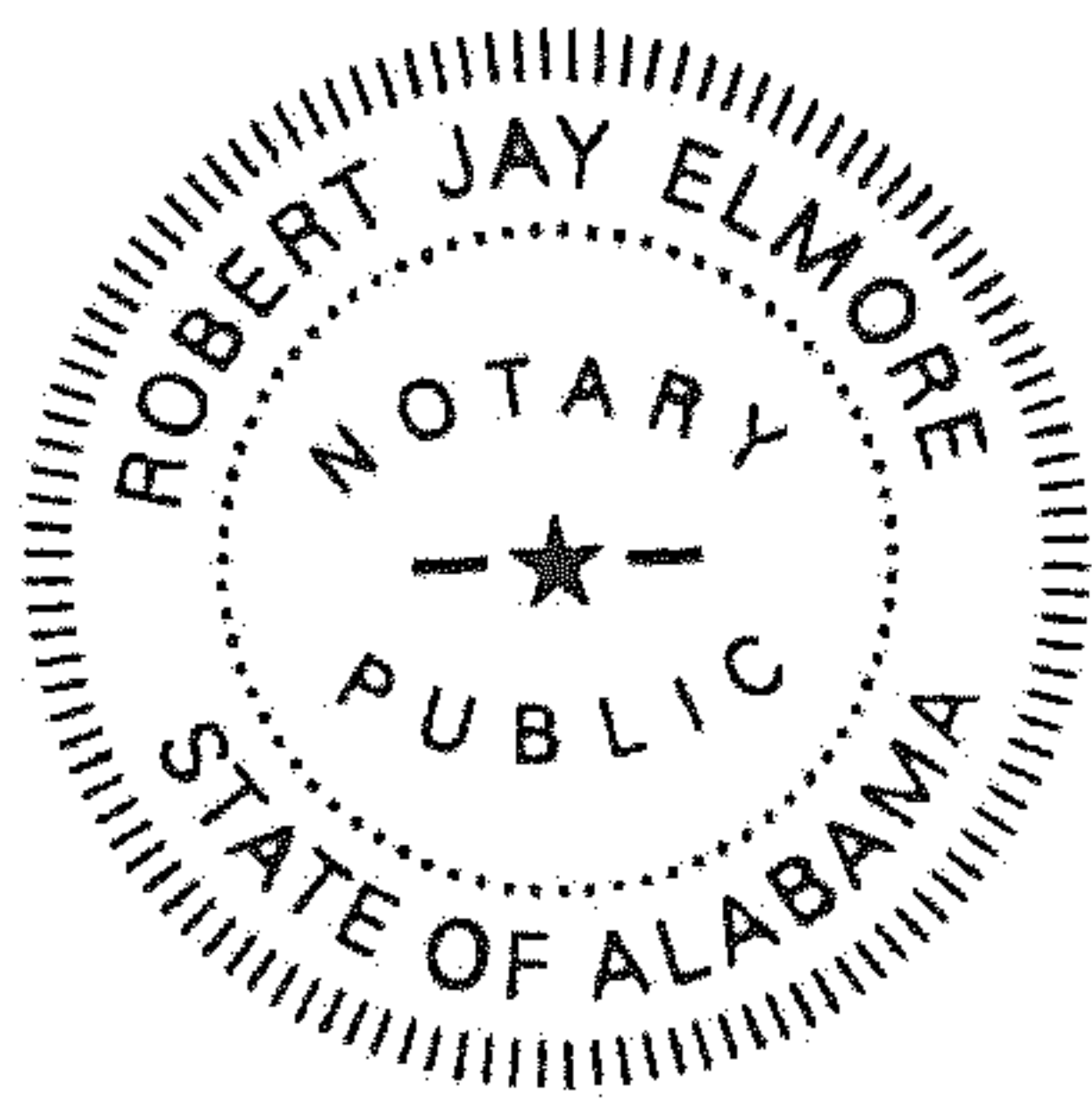
WITNESSES:

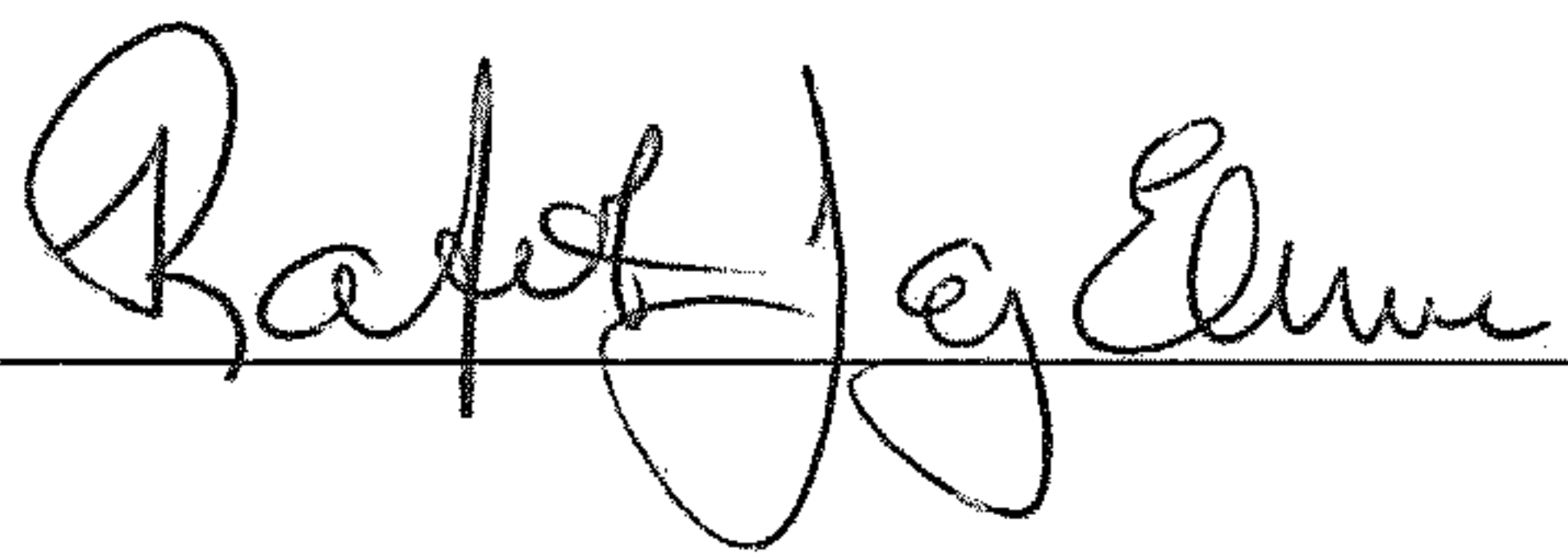
_____ (SEAL)
_____ (SEAL)

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EVAN JAMES MIDGETTE, JR. and PATRICIA BURROUGH MIDGETTE, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 16 day of April 2021
~~2020~~.





20210421000198080 04/21/2021 09:22:13 AM DEEDS 3/4

Notary Public

My Commission Expires: 6/20/21

Real Estate Sales Validation Form

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

Grantor's Name EVAN & PATRICIA MIDGETT
 Mailing Address 1966 CO RD 13
CLANTON, AL 35045

Grantee's Name MIDGETTE'S PROPERTIES, LLC
 Mailing Address 1966 CO RD 13
CLANTON, AL 35045

Property Address 4527 VALLEYDALE ROAD
BIRMINGHAM, AL 35242

Date of Sale 4/16/21

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 200000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/21/2021 09:22:13 AM
 \$231.00 CHERRY
 20210421000198080

Alex S. Byrd

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 TAX ASSESSOR

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 4/21/21

Print JOHN M ALEFORD

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one