

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:

A parcel of land in the NE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:
Commence at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, thence easterly along the North line of said 1/4 1/4 453.65 feet to the Southeasterly right of way margin of U.S. Highway 31 for a point of beginning; thence continue along last stated course and along and with said North 1/4 1/4 line 166.40 feet; thence 115 deg. 38 min. 59 sec. right 100.00 feet; thence 64 deg. 21 min. 01 sec. right 166.40 feet to the Southeasterly right of way margin of U.S. Highway 31; thence 115 deg. 38 min. 59 sec. right and along and with said Southeasterly right of way margin 100.00 feet to the North line of said 1/4 1/4 and the point of beginning; being situated in Shelby County, Alabama.

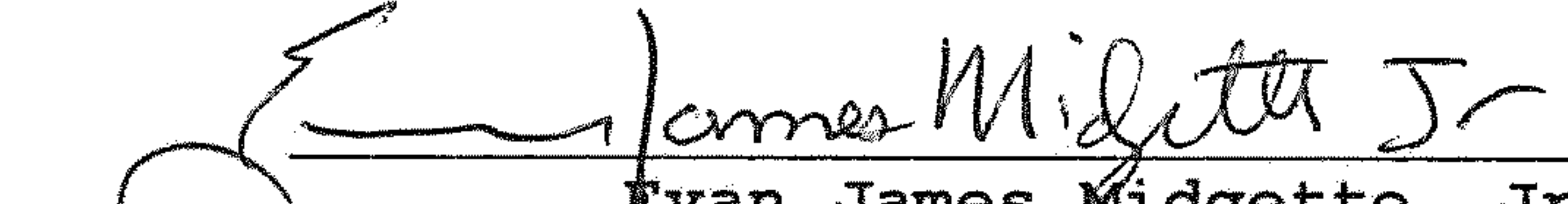
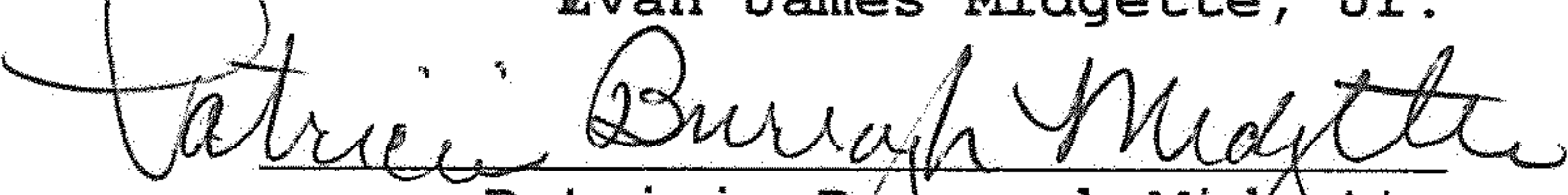
Subject to:

1. Property taxes for 1994 and subsequent years.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101 page 511 in Probate Office, Shelby County, Alabama.

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:

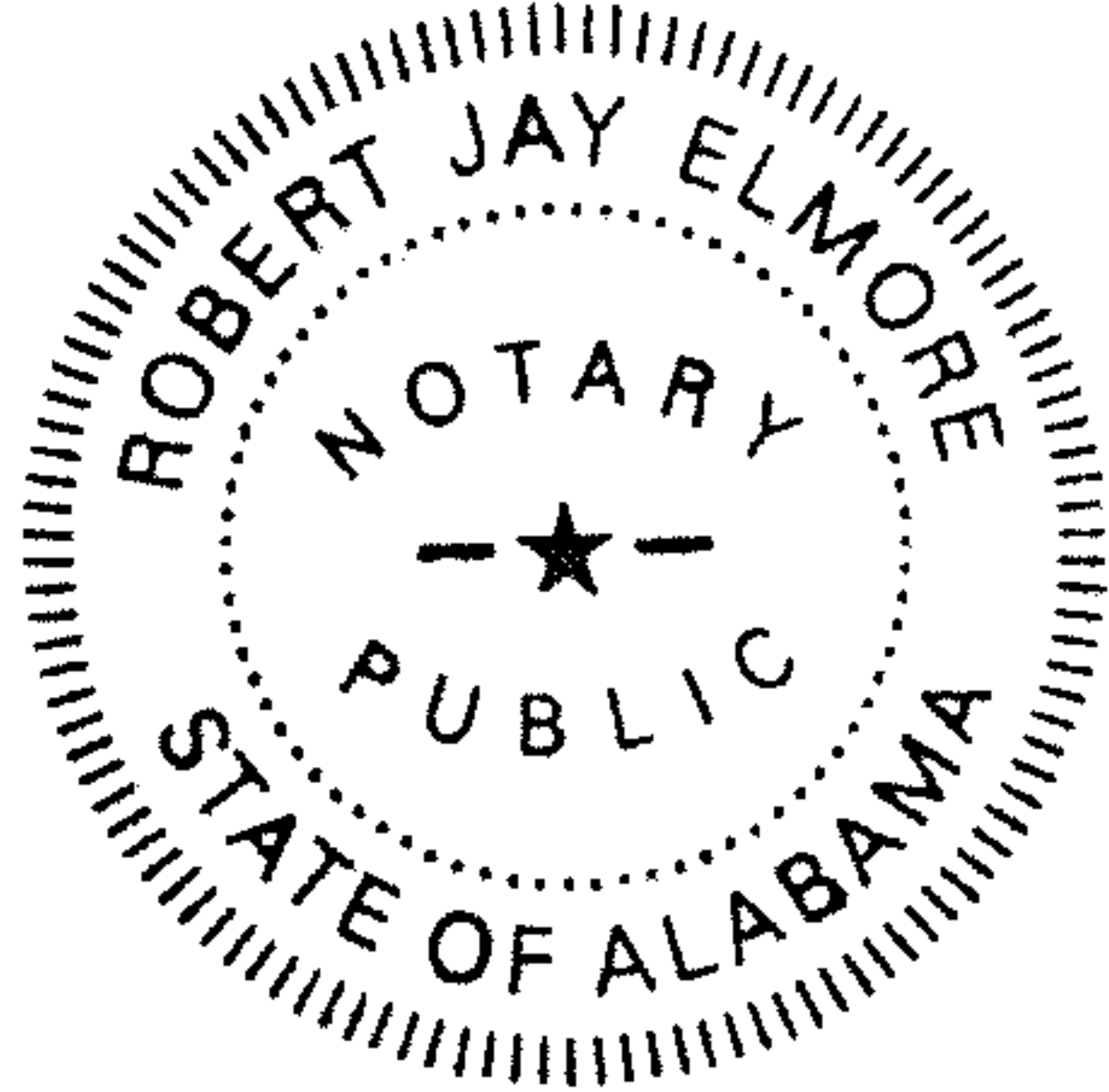
_____ (SEAL)
_____ (SEAL)

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.~~



Robert Jay Elmore
Notary Public
My Commission Expires: 6/20/22

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 2681 PELHAM PARKWAY
PELHAM, AL 35124

Date of Sale 4/16/21

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 191540.00

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 4/21/21Print JOHN M ALFORD

Sign

(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

(verified by)

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/21/2021 09:22:14 AM
 \$223.00 CHERRY
 20210421000198090

Form RT-1