

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 _____)

*This document is re-recorded to
Correct legal description for instrument
20210421000193080*

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:

See attached Exhibit A

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.
Evan James Midgette, Jr.
Patricia Burrough Midgette
Patricia Burrough Midgette

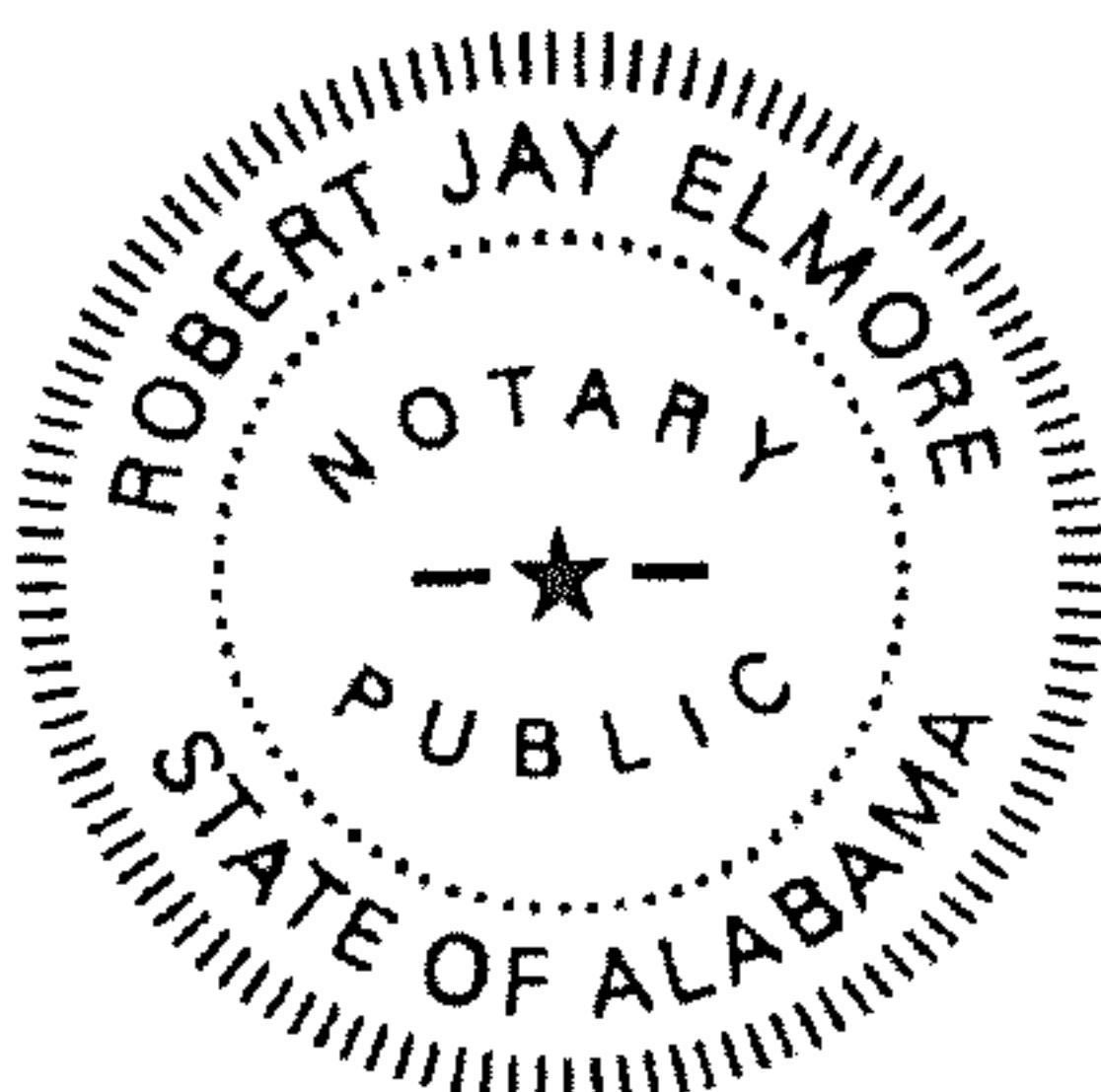
WITNESSES:

_____ (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: 6/20/21

EXHIBIT "A"

A portion of land situated in the NE 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, and being more particularly described as follows:

Commence at the Southwest corner of the NE 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the East line of said 1/4-1/4 Section a distance of 120.3 feet to the southerly right of way line of a county Road; thence turn left 77deg. 06 min. and run Northwesterly along said right of way line a distance of 213.27 feet to the point of beginning; thence continue along the last described course a distance of 102.88 feet; thence turn left 103deg. 37 min and run south a distance of 186.35 feet; thence turn left 89 deg. 11 min. 40 sec and run East a distance of 100.0 feet thence turn left 90 deg. 48 min.20 sec. and run North a distance of 163.54 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

LESS AND EXCEPT:

Commencing at the SE corner of the NE 1/4 of the NW 1/4 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.

Subject to: (1) Current Year's Property Taxes; (2) Restriction, covenants, conditions and rights of way of record.

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

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

☒ Unattested

Print JOHN M ALEORD

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/22/2021 09:46:27 AM
 \$35.00 JOANN
 20210422000200040

Form RT-1

Allen S. Bayl