

This Instrument was Prepared by:

Send Tax Notice To: Brian K. Carroll

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

7640 So Main St
Wilsonville AL 35866

File No.: MV-21-27197

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Thousand Dollars and No Cents (\$40,000.00)**, the amount of **which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Jimmy Wayne Allred, Probate Case #-PR-2019-000445, Shelby County, Alabama, Angie Spates, Scotty Sims, Stacy Allred, and Daniel Allred, Angie Spates, a single woman, Scotty Sims, a married man, Stacy Allred, a married man and Daniel Allred, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian K. Carroll**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Thelma J. Allred is deceased, having died on 2/10/2007.

\$30,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of April, 2021.

ESTATE OF JIMMY WAYNE ALLRED, PROBATE
CASE #-PR-2019-000445, SHELBY COUNTY,
ALABAMA

Angie Spates
Angie Spates

Scotty Sims
By Scotty Sims
Personal Representative

Scotty Sims
Scotty Sims

Stacy Allred
Stacy Allred

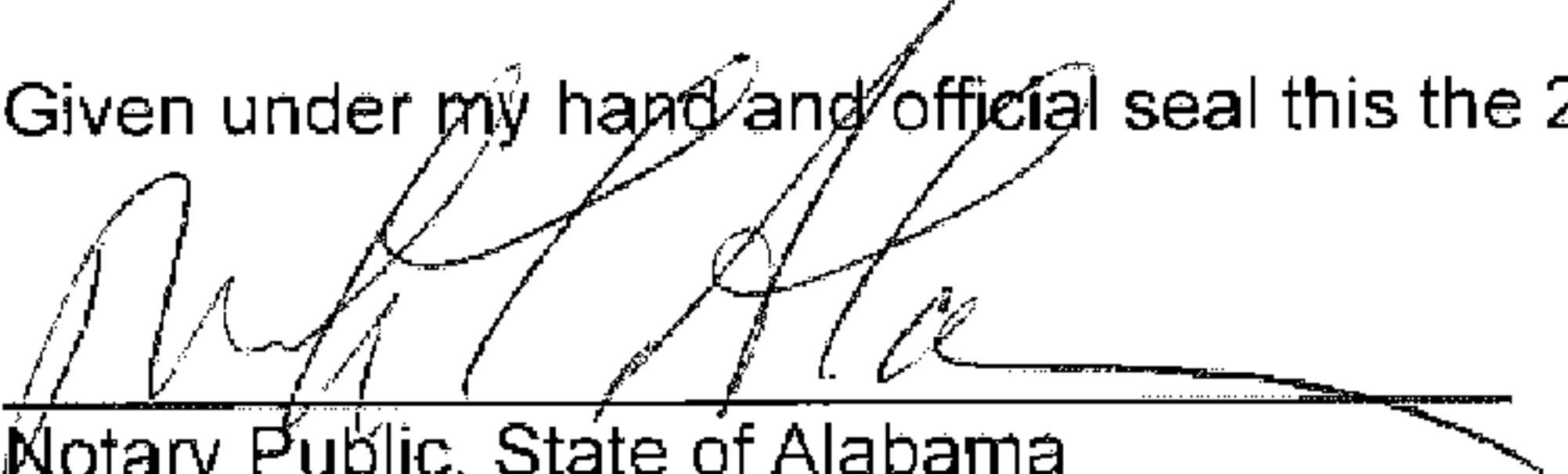
Daniel Allred
Daniel Allred

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Scotty Sims as Personal Representative of the Estate of Jimmy Wayne Allred, Probate Case #-PR-2019-000445, Shelby County, Alabama, Angie Spates, Scotty Sims, Stacy Allred, and Daniel Allred, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of April, 2021.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

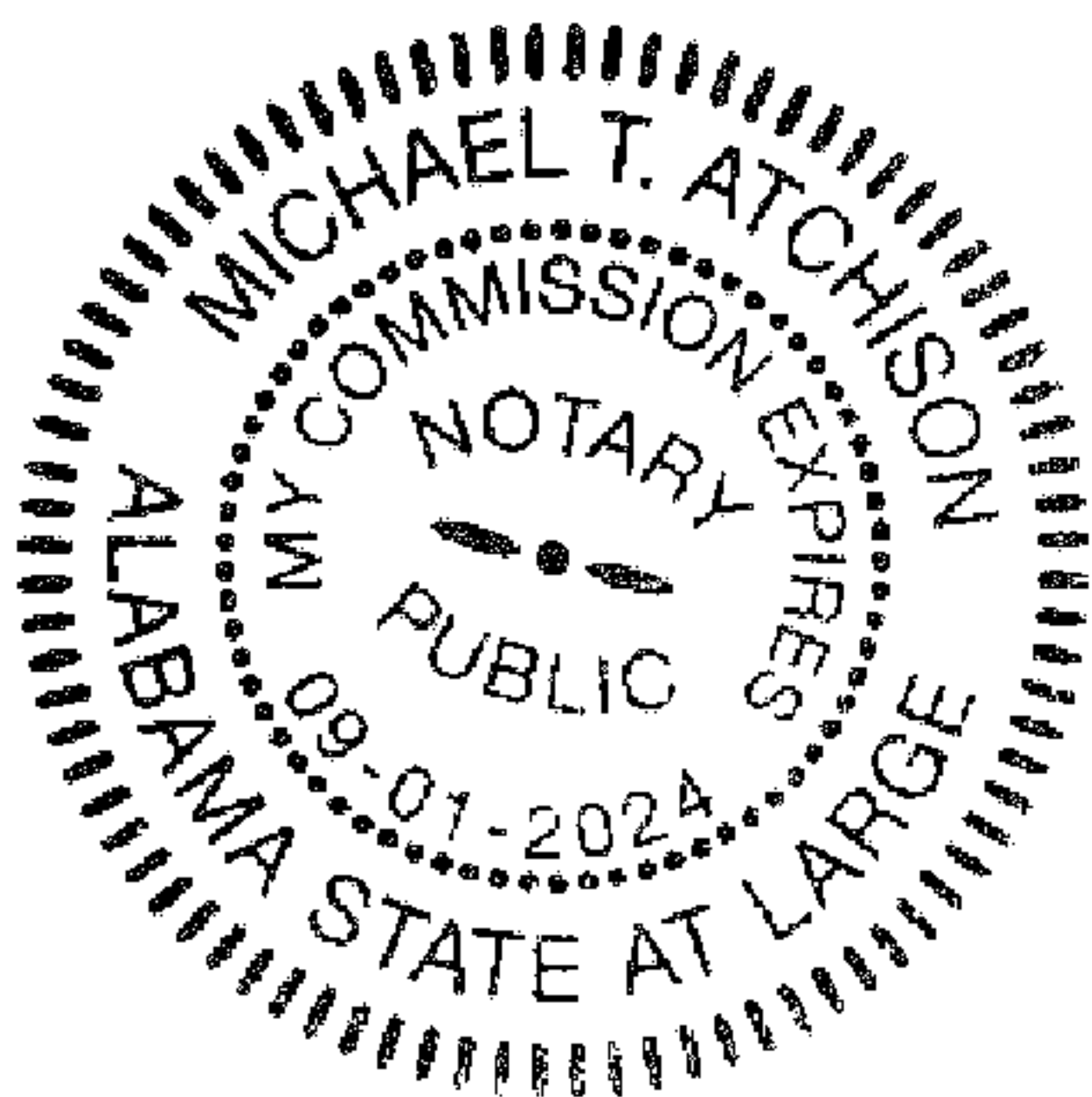


EXHIBIT "A"
LEGAL DESCRIPTION

Part of the SE 1/4 of the SE 1/4 of Section 3, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

From the SE corner of said Section 3, run in a northerly direction along the East line of said 1/4-1/4 section for a distance of 292.05 feet to a point on the North right of way line of Alabama Highway #25, being the point of beginning; thence continue along last mentioned course for a distance of 428.74 feet; thence turn an angle to the left of 94 degrees 46 minutes 21 seconds and run in a westerly direction for a distance of 489.37 feet; thence turn an angle to the left of 87 degrees 37 minutes 33 seconds and run in a southerly direction for a distance of 277.89 feet; thence turn an angle to the left of 1 degree 21 minutes 23 seconds and run in a southerly direction for a distance of 149.63 feet to a point on the North right of way line of said Alabama Highway #25; thence turn an angle to the left of 91 degrees 01 minute 06 seconds and run in an easterly direction along said North right of way line for a distance of 467.87 feet, more or less, to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/18/2021 08:17:00 AM
 \$44.00 JOANN
 20210518000243130

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Jimmy Wayne Allred, Probate Case #-PR-2019-000445, Shelby County, Alabama Angie Spates Scotty Sims Stacey Allred Daniel Allred	Grantee's Name	Brian K. Carroll <i>9640 So Main St Wilsonville, AL 35186</i>
Mailing Address	<i>99 Miller DR Vincent AL 35178</i>	Mailing Address	
Property Address	28455 Highway 25 Wilsonville, AL 35186	Date of Sale	April 20, 2021
		Total Purchase Price	\$40,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 May 11, 2021

Print Estate of Jimmy Wayne Allred, Probate Case #-

Scotty Sims P.R.
Scotty Sims P.R. Form RT-1