

20210610000283760
06/10/2021 01:28:15 PM
DEEDS 1/2

This Instrument was Prepared by:

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

Send Tax Notice To: Ferman Garrett

827 Richard Porter Dr.
Shelby, AL 35143

**CORPORATION STATUTORY
WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Two Thousand Nine Hundred Sixty Dollars and No Cents (\$22,960.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **The Westervelt Company**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Ferman Garrett**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

A parcel of land situated in the NW 1/4 of the SE 1/4, Section 8, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows:
BEGIN at the NW Corner of the NW 1/4 of the SE 1/4 of Section 8, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°47'36"W a distance of 500.00'; thence N89°10'29"E a distance of 500.00'; thence N00°47'36"E a distance of 500.00'; thence S89°10'29"W a distance of 500.00' to the POINT OF BEGINNING.

Seller hereby reserves from the sale of the property for itself and its successors and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons including, without limitation, coal seam gas, coal; sand; gravel; lignite; ironstone; limestone; dolomitic limestone and minerals of ever nature, kind or description whatsoever now or hereafter.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$0.00 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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of June, 2021.

THE WESTERVELT COMPANY

By: *James J. King Jr.*
Vice President

State of Alabama

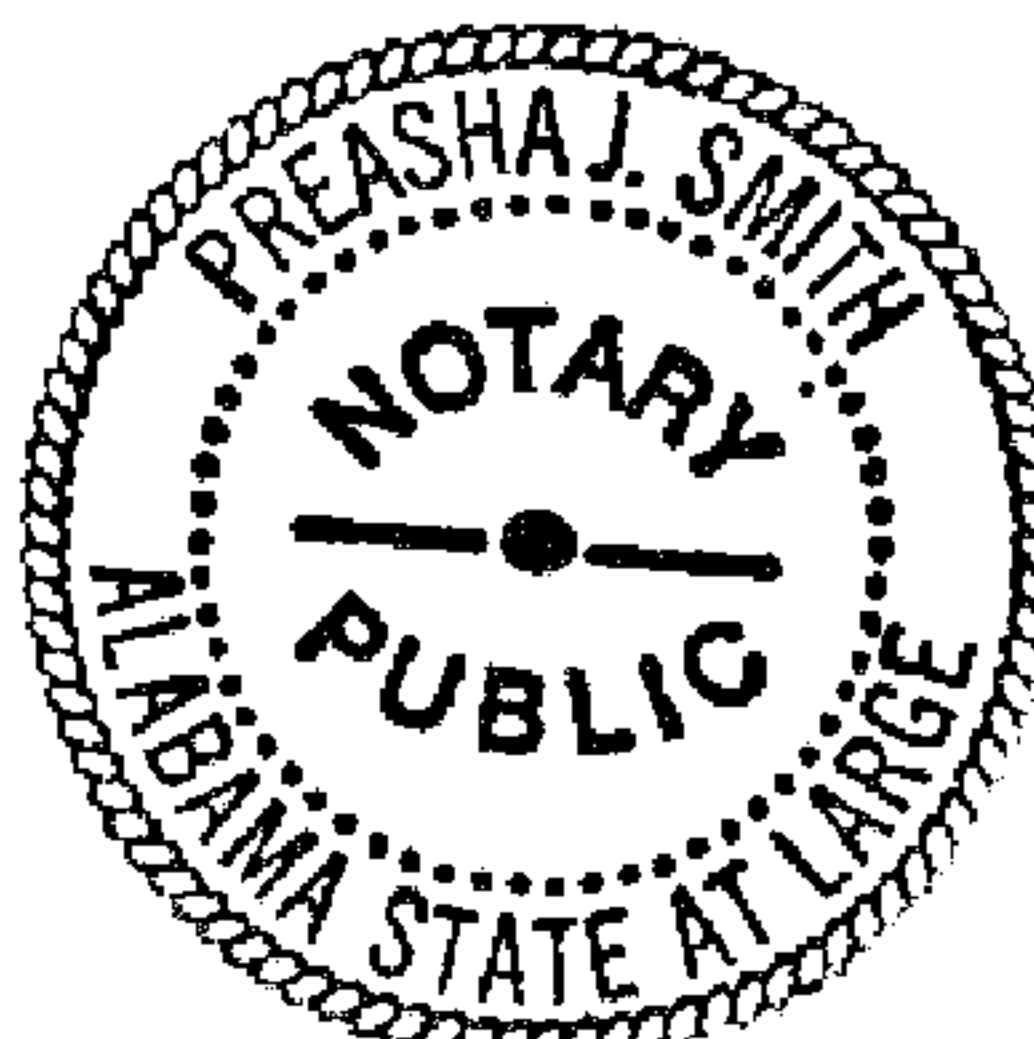
County of Tuscaloosa

I, **Preasha J. Smith**, a Notary Public in and for said County in said State, hereby certify that **James J. King Jr.** as Vice President of of **The Westervelt Company** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 9th day of June, 2021.

Preasha J. Smith
Notary Public, State of Alabama

My Commission Expires: 10/16/2023



Real Estate Sales Validation Form

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

Grantor's Name	<u>The Westervelt Company</u>	Grantee's Name	<u>Ferman Garrett</u>
Mailing Address	<u>1400 Jack Warner Parkway NE</u>	Mailing Address	<u>837 Richard Porter Dr.</u>
	<u>Tuscaloosa, AL 35404</u>		<u>Shelby, AL 35143</u>
Property Address	<u>Average</u>	Date of Sale	<u>June 09, 2021</u>
	<u>Shelby, AL 35143</u>	Total Purchase Price	<u>\$22,960.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 June 03, 2021

Unattested

(verified by)

Print The Westervelt Company
 Sign Presha D. Smith
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/10/2021 01:28:15 PM
 \$48.00 CHERRY
 20210610000283760

Form RT-1

Allen S. Bayl