

This Instrument was Prepared by:

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

File No.: MV-21-27524

Send Tax Notice To: Mark Gore
607 Highway 403
Shelby, AL 35143

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, 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, **James Marion Hamer and Donna W Hamer, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mark Gore**, (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

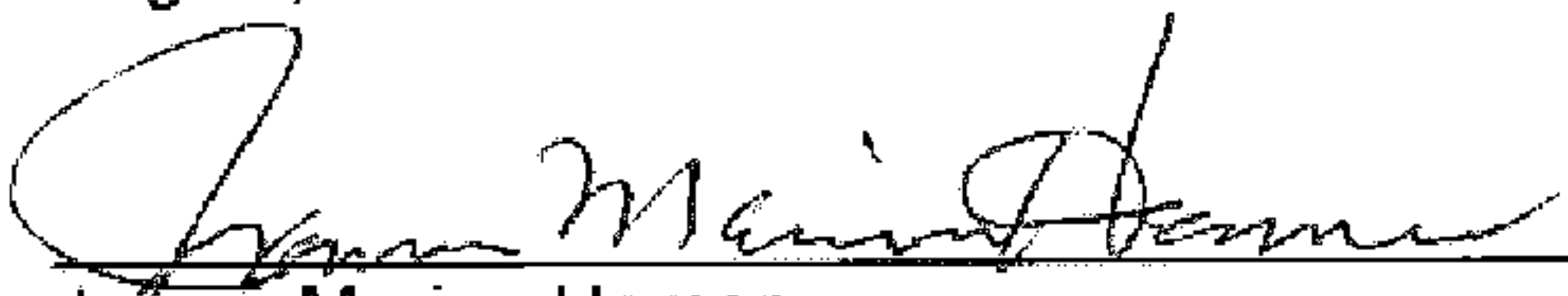
Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

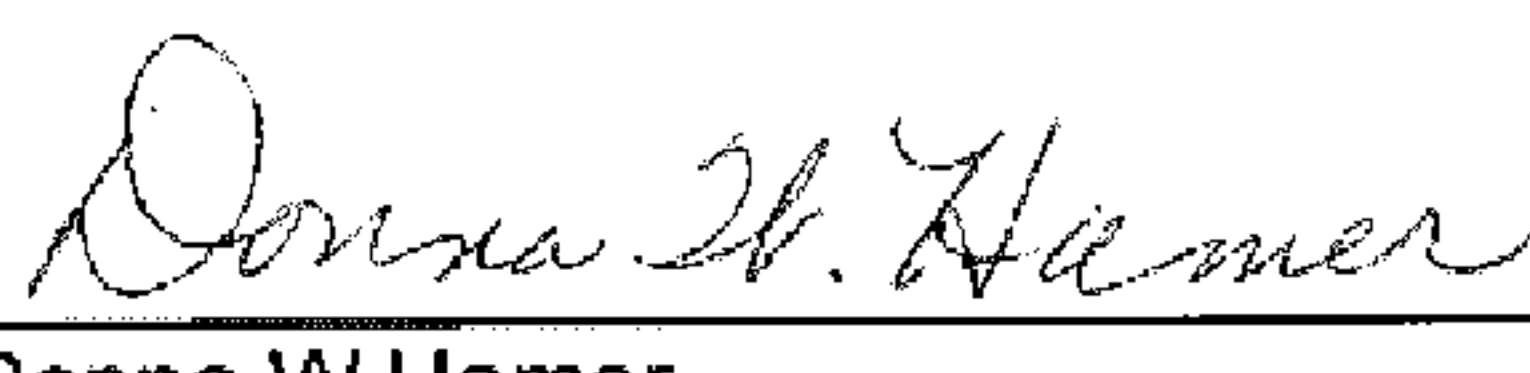
\$100,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 12th day of August, 2021.


James Marion Hamer

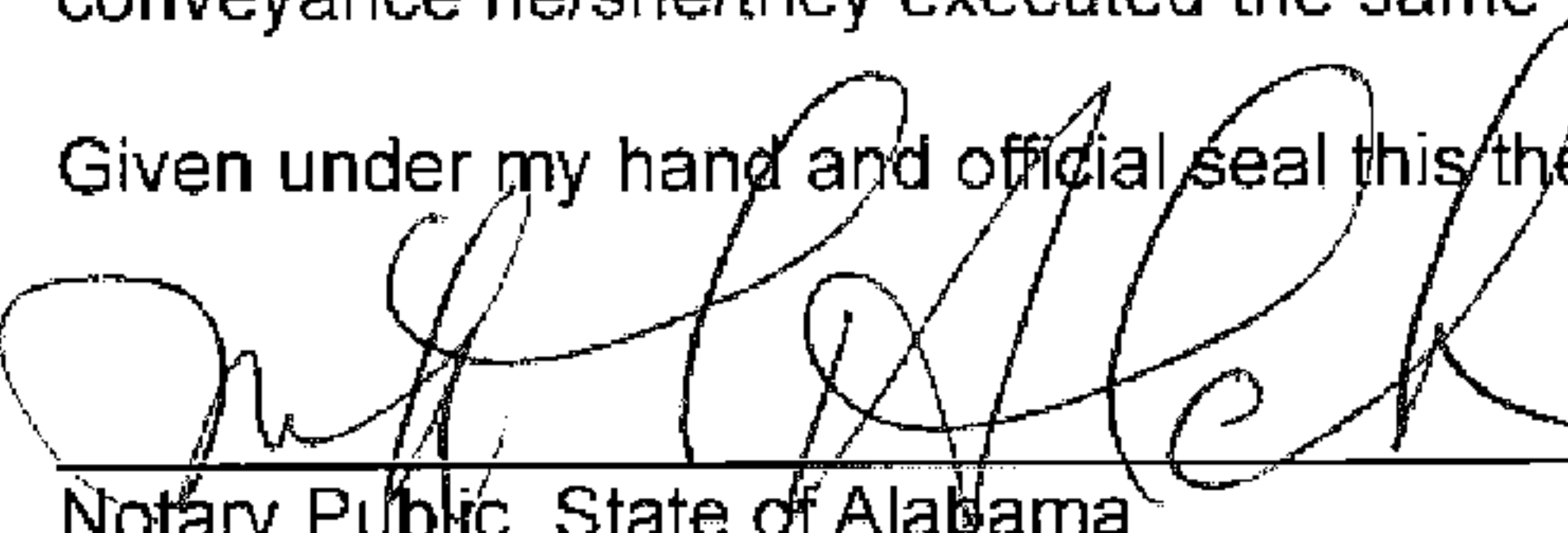

Donna W Hamer

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 James Marion Hamer and Donna W Hamer, 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 12th day of August, 2021


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

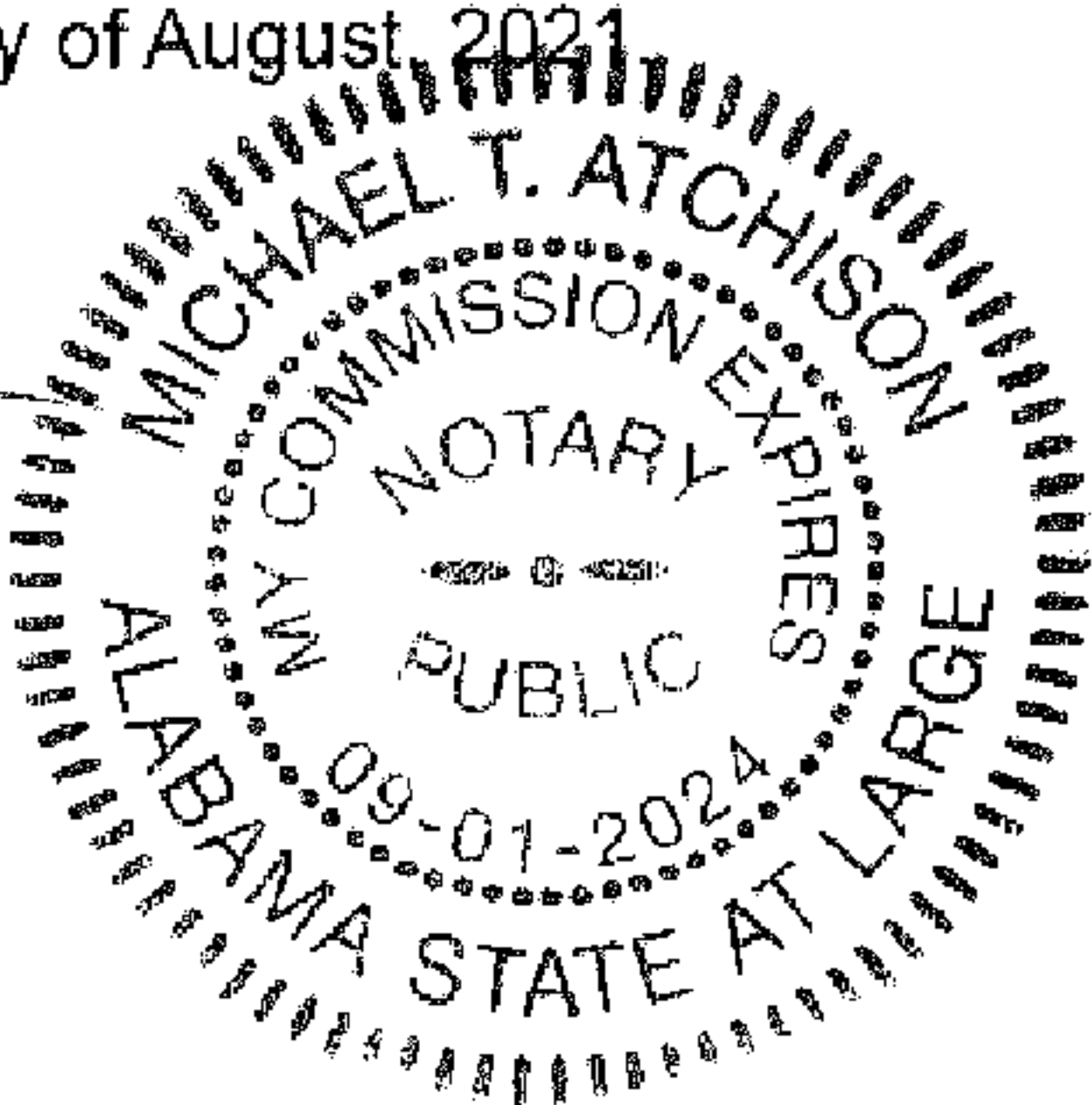


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being part of Lots 8 & 7 of Block 2 of Glasscock's Spring Creek Subdivision in Shelby County, Alabama being more particularly described;
Commence at the Northwest corner of said Lot 8, thence S 04° 30' E 127.6' more or less along the West line of the SE 1/4 of the NE 1/4 of Section 12, Township 24 N, Range 15 E, Shelby County, Alabama to the 397 contour line as established by the Alabama Power Company said point being an iron pin and the P.O.B; thence 41°42'00" E 77.55' to an iron pin; thence N 64°03'13"E 20.01' to an iron pin; thence N 42° 12' 03"E 26.98' to an iron pin; thence N 18 29' 37"E 32.15' to an iron pin; thence N 00°11'26"E 58.88' to an iron pin on said 397 contour line as established by the Alabama Power Company; thence along the meanderings of said 397 contour a chord of S 58° 27'26"W 115.10' to the P.O.B.
Said described parcel of land lies in the SE 1/4 of the NE 1/4 of Section 12, Township 24 N, Range 15 E, Shelby County, Alabama.

An Access easement more particularly described;

Commence at the P.O.B. of the above described parcel of land; thence S 41° 42' 00"E 77.55' to an iron pin that is the P.O.B. "A" of said easement; thence S 25° 52' 45"E 195.06' to an iron pin on the northerly R.O.W. of highway #403 (60' R.O.W.); thence along said Northerly R.O.W. N 41° 26' 00"E 21.72' to an iron pin; thence leaving said Northerly R.O.W. N 25° 43' 07" W 188.94' to an iron pin; thence S 64° 03'17"W 20.01' to the P.O.B. "A".
Said described easement lies in the SE 1/4 of the NE 1/4 of Section 12, Township 24 N, Range 15 East, Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	James Marion Hamer Donna W Hamer	Grantee's Name	Mark Gore
Mailing Address	<u>659 Hwy 403</u> <u>Shelby, AL 35143</u>	Mailing Address	<u>607 Highway 403 .</u> <u>Shelby, AL 35143</u>
Property Address	<u>607 Highway 403 .</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>August 12, 2021</u>
		Total Purchase Price	<u>\$250,000.00</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).

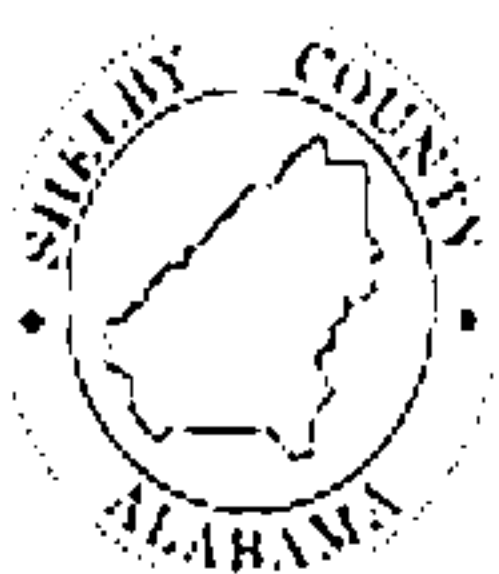
Date August 11, 2021

Print James Marion Hamer

Unattested

Sign *James Marion Hamer*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2021 02:37:30 PM
\$178.00 JOANN
20210812000393470

Allen S. Bayl

Form RT-1