



20210901000427310 1/3 \$131.00
Shelby Cnty Judge of Probate, AL
09/01/2021 01:23:02 PM FILED/CERT

This instrument was prepared by:

Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Herman C. Fochtman &
Heather Brown
13784 HWY 17
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for One (\$1.00) Dollar and other good consideration, the Grantor, **Herman C. Fochtman**, an unmarried man, (hereinafter called Grantor), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Heather Brown** (hereinafter called Grantee), all of the Grantor's rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at the SW corner of the SW 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 3 West; Shelby County, Alabama; thence North 4 deg. 46 min. 14 sec. West and run along the West line of said 1/4-1/4 Section for a distance of 575.96 feet; thence North 87 deg. 31 mm. 45 sec. East and run a distance of 1779.90 feet to the point of beginning; thence continue along the last described course a distance of 210.00 feet to the Northwesternly right of way line of Shelby County Highway No. 17 (80 foot right of way); thence South 19 deg. 46 min. 36 sec. East and run along said right of way a distance of 210.00 feet; thence South 87 deg. 31 mm. 45 sec. West and leaving said right of way, run a distance of 210.00 feet; thence North 19 deg. 46 min. 36 sec. West and run a distance of 210.00 feet to the point of beginning.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.
SIGNATURE APPEARS ON FOLLOWING PAGE.

Shelby County, AL 09/01/2021
State of Alabama
Deed Tax: \$103.00



IN WITNESS WHEREOF I sign my hand, this the 26 day of August, 2021.

Herman C. Fochtman
Herman C. Fochtman

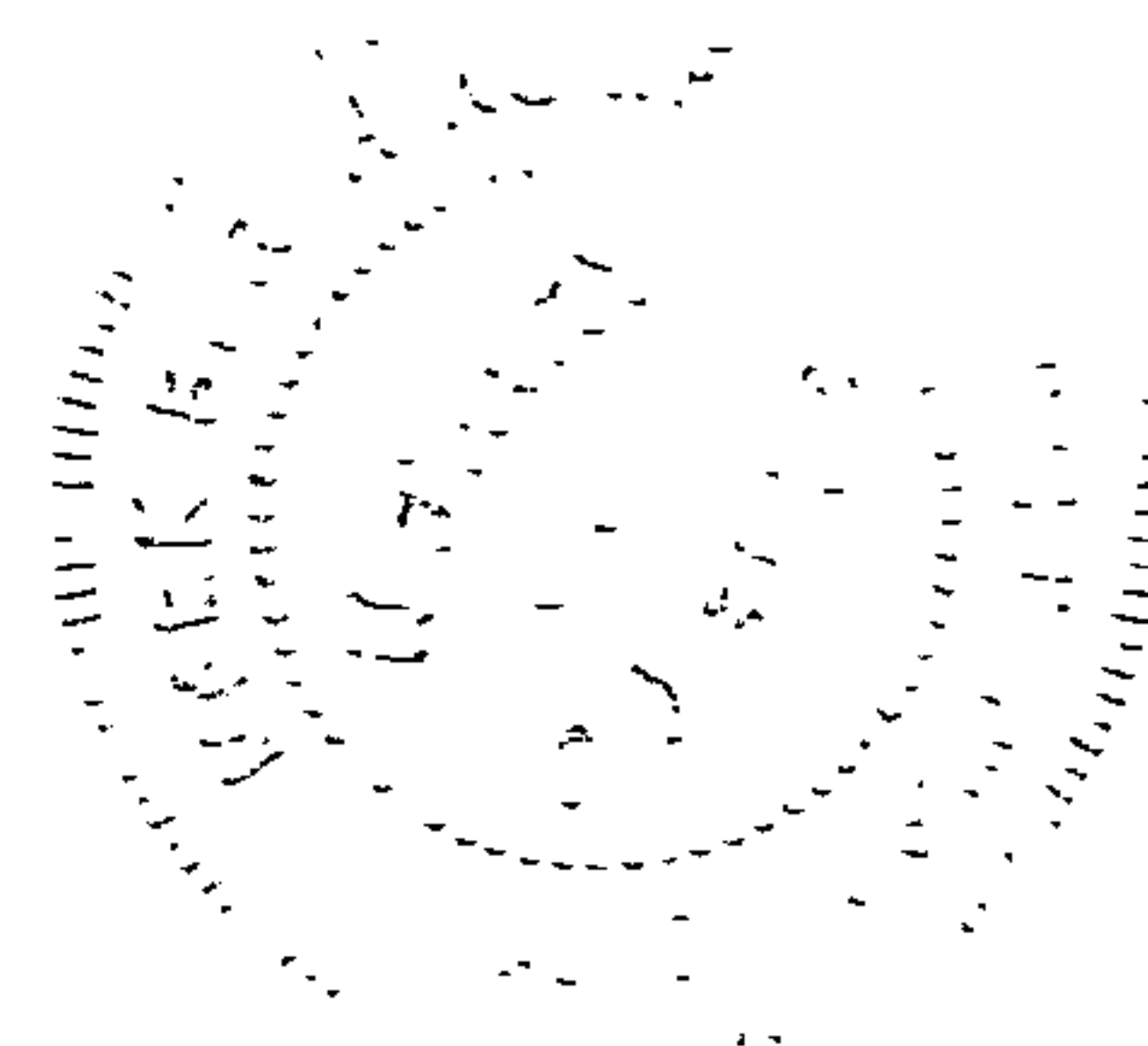
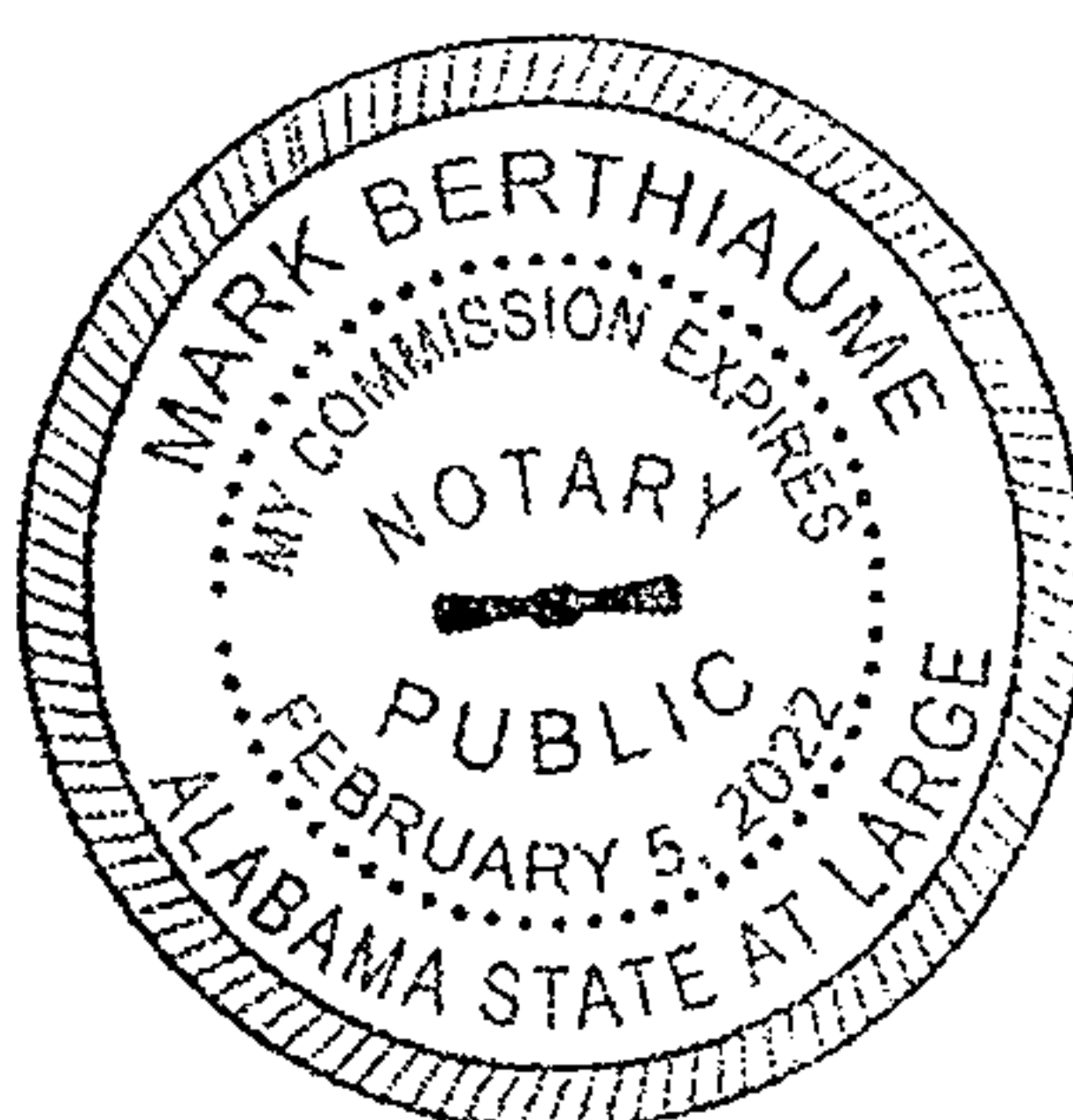
STATE OF ALABAMA
COUNTY OF Jefferson

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Herman C. Fochtman**, whose name 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26 day of August, 2021.

Mark Berthiaume
Notary Public
My Commission Expires: 02/05/2022





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Real Estate Sales Validation Form

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

Grantor's Name Herman C. FochtmanGrantee's Name Heather BrownMailing Address 13784 HWY 17
Montevallo, AL 35115Mailing Address 13784 HWY 17
Montevallo, AL 35115Property Address 13784 HWY 17
Montevallo, AL 35115Date of Sale 8/18, 2021

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$103,000.00

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's Value

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 8/18, 2021

Print: Herman C. Fochtman

☐ Unattested

(verified by)

Sign Herman C Fochtman
(Grantor/Grantee/ Owner/Agent) circle one