

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Gippie, Inc.
3491 Helena Road
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FORTY NINE THOUSAND AND 00/100 (\$49,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Constance Anne Pedoto, a married woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Gippie, Inc** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land being part of Lot 1, Block 15, of Joseph Squire's Map of Helena, as recorded in Map Book 3, Page 121A, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of above said Lot 1, Block 15; thence North 88 degrees, 47 minutes, 28 seconds East, a distance of 81.74 feet; thence South 8 degrees, 18 minutes, 12 seconds West a distance of 152.09 feet to the Point of Beginning; Thence continue along the last described course, a distance of 148.82 feet; thence North 89 degrees, 11 minutes, 05 seconds West, a distance of 62.12 feet to a non-tangent curve to the left, having a radius of 1149.35 feet, a central angle of 07 degrees, 16 minutes, 59 seconds, and subtended by a chord which bears North 06 degrees, 47 minutes, 43 seconds East and a chord distance of 146.00 feet. Thence along the arc of said curve, a distance of 146.10 feet; thence along the arc of said curve, a distance of 146.10 feet; thence North 88 degrees, 47 minutes, 28 seconds East a distance of 66.38 feet to the Point of Beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

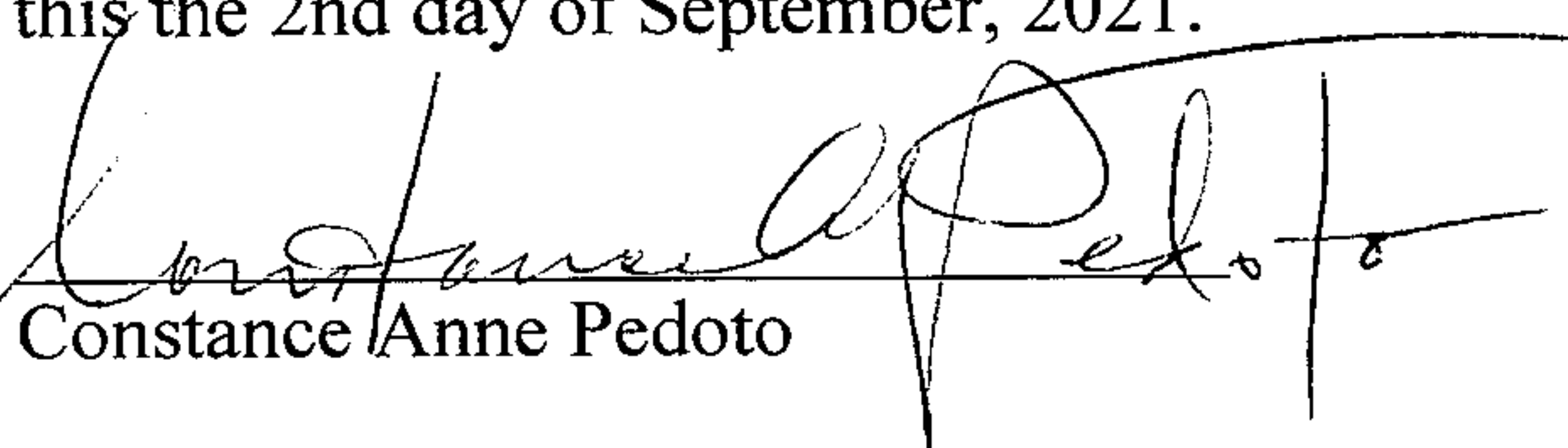
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all

Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of GRANTOR or GRANTOR'S spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 2nd day of September, 2021.


Constance Anne Pedoto

STATE OF ALABAMA
SHELBY COUNTY

} SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Constance Anne Pedoto**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of September, 2021.


Notary Public

My Commission Expires:

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

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

Grantor's Name Constance Anne Pedoto
 Mailing Address 752 Lotawata Drive
Jasper, AL 35504

Grantee's Name Gippie, Inc.
 Mailing Address 3491 Helena Road
Helena, AL 35080

Property Address 5233 Helena Road
Helena, AL 35080

Date of Sale September 2, 2021
 Total Purchase Price \$49,000.00

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other: _____
☒ 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 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 September 2, 2021

Print: Justin Smitherman

☐ Unattested _____
 (verified by)

Sign _____
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/02/2021 01:22:05 PM
 \$77.00 BRITTANI
 20210902000429410

Allen S. Bayl

Form RT-1