

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and no/100 Dollar (\$100.00) and other good and valuable consideration, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Gary Scott McGuire**, an unmarried man, (herein referred to as Grantor), does hereby grant, bargain, sell, and convey unto **Ann Elizabeth McGuire** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, and 4, according to the Survey of Oak Mountain Commons, as recorded in Map Book 41, Page 2, in the Probate Office of Shelby County, Alabama.

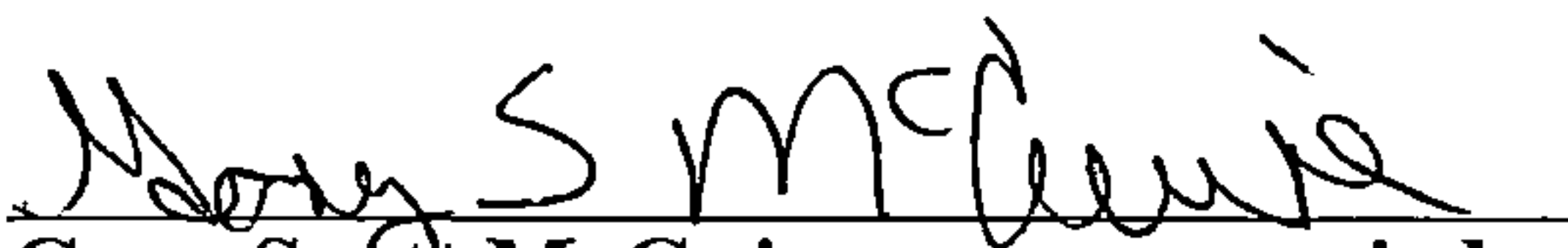
SUBJECT TO: (1) Current ad valorem taxes; (2) Building lines as shown by recorded map in Map Book 41, Page 2; (3) Easements as shown by recorded map in Map Book 41, Page 2; (4) Restrictions as shown by recorded map in Map Book 41, Page 2; (5) Transmission line permit to Alabama Power Company, recorded in Deed Volume 195, Page 282, in the Probate Office of Shelby County, Alabama; (6) Right of way granted to Alabama Power Company in Instrument 20090701000253160, in the Probate Office of Shelby County, Alabama; (7) Colonial Pipeline Easement recorded in Instrument 1999-45190 in the Probate Office of Shelby County, Alabama; (8) Covenant of Use Restriction recorded in Instrument 20160603000190850 in the Probate Office of Shelby County, Alabama.

It is the intention of the Grantor **Gary Scott McGuire** to convey to Grantee herein all of his right, title and interest in and to the above-described property including but not being limited to any and all rights of survivorship.

The above-described property constitutes no part of the homestead of the Grantor herein.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

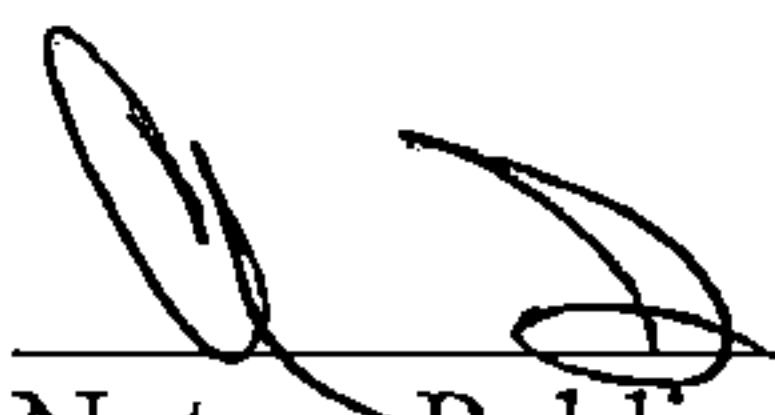
TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

 (SEAL)
Gary Scott McGuire, an unmarried man

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gary Scott McGuire, an unmarried man**, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of Sept, 2021.

 (SEAL)
Notary Public

My Commission Expires **My Commission Expires January 17, 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
Mailing Address
GARY Scott McGuire
1816 Trailridge Dr.
Pelham, Al. 35124

Grantee's Name
Mailing Address
Ann Elizabeth McGuire
975 Four Wings Lake Road
Alabaster, Alabama 35007

See Attachment "A"

Date of Sale
9-3-2021

Note: House has been destroyed by fire.

OAK Mountain Commons
Hwy 35
Pelham, Al - 35124

Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 652,610.00

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
XX Other: Statutory Warranty Deed

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
9-7-2021

Print
ANN Elizabeth McGuire

Unattested
(verified by)

Sign
Ann Elizabeth McGuire
(Grantor/Grantee/Owner/Agent) circle one

