

This Instrument was Prepared by:

Send Tax Notice To: Chase Lambert Zeegers

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

834 Hwy 61 Columbiana, AL 35051

File No.: MV-21-27712

WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Three Thousand Dollars and No Cents (\$63,000.00)**, 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, **Randall M. Zeegers and Melody M Zeegers**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Chase Lambert Zeegers**, (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 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

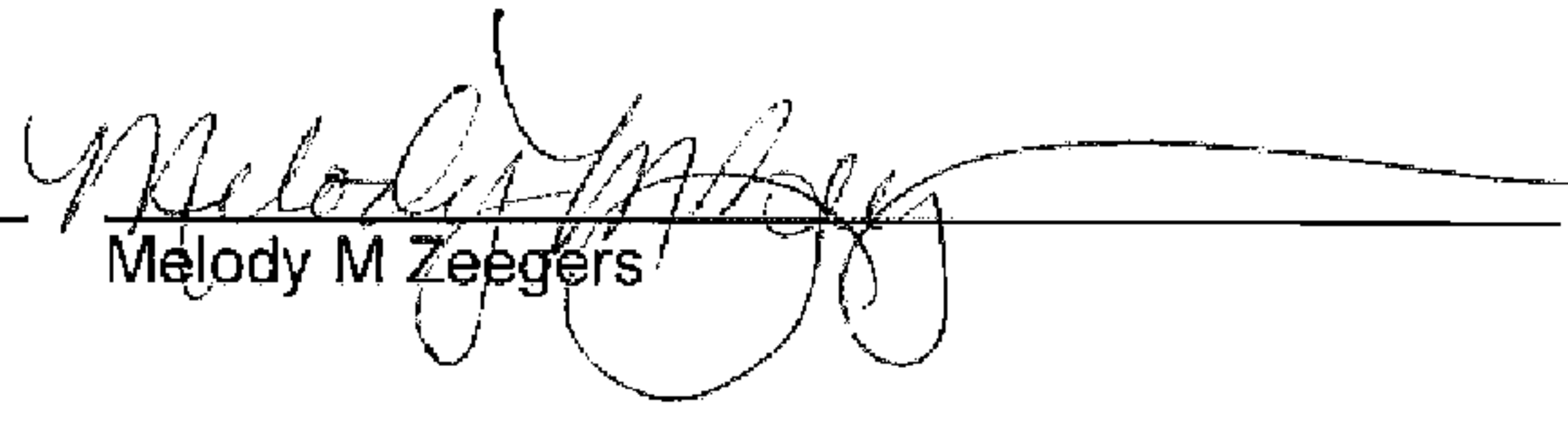
\$63,600.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 15th day of October, 2021.


Randall M. Zeegers

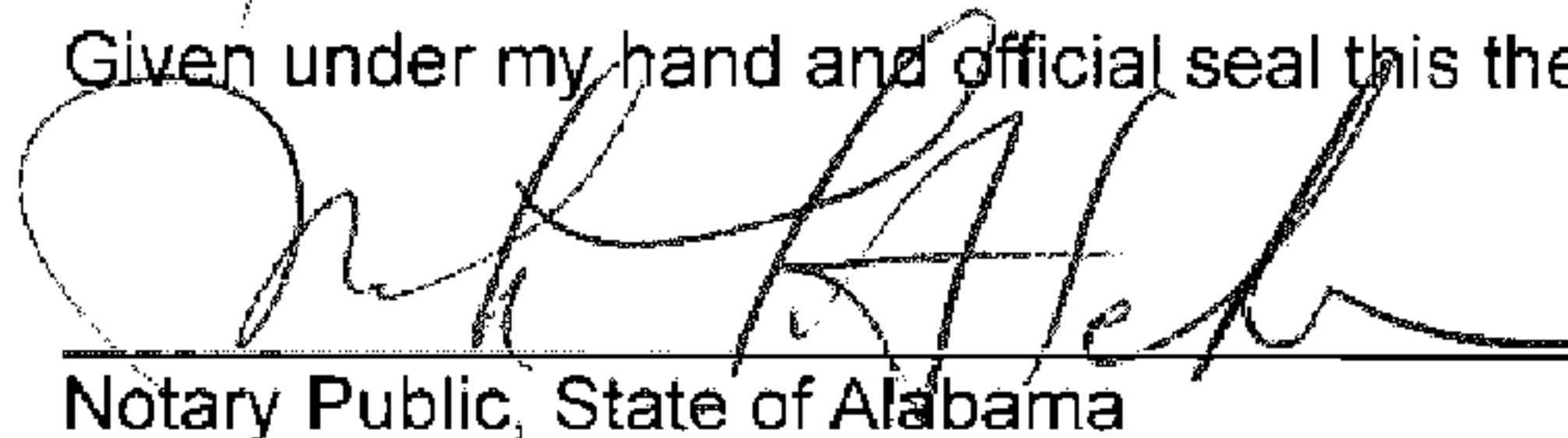

Melody M Zeegers

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Randall M. Zeegers and Melody M Zeegers, 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 15th day of October, 2021.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

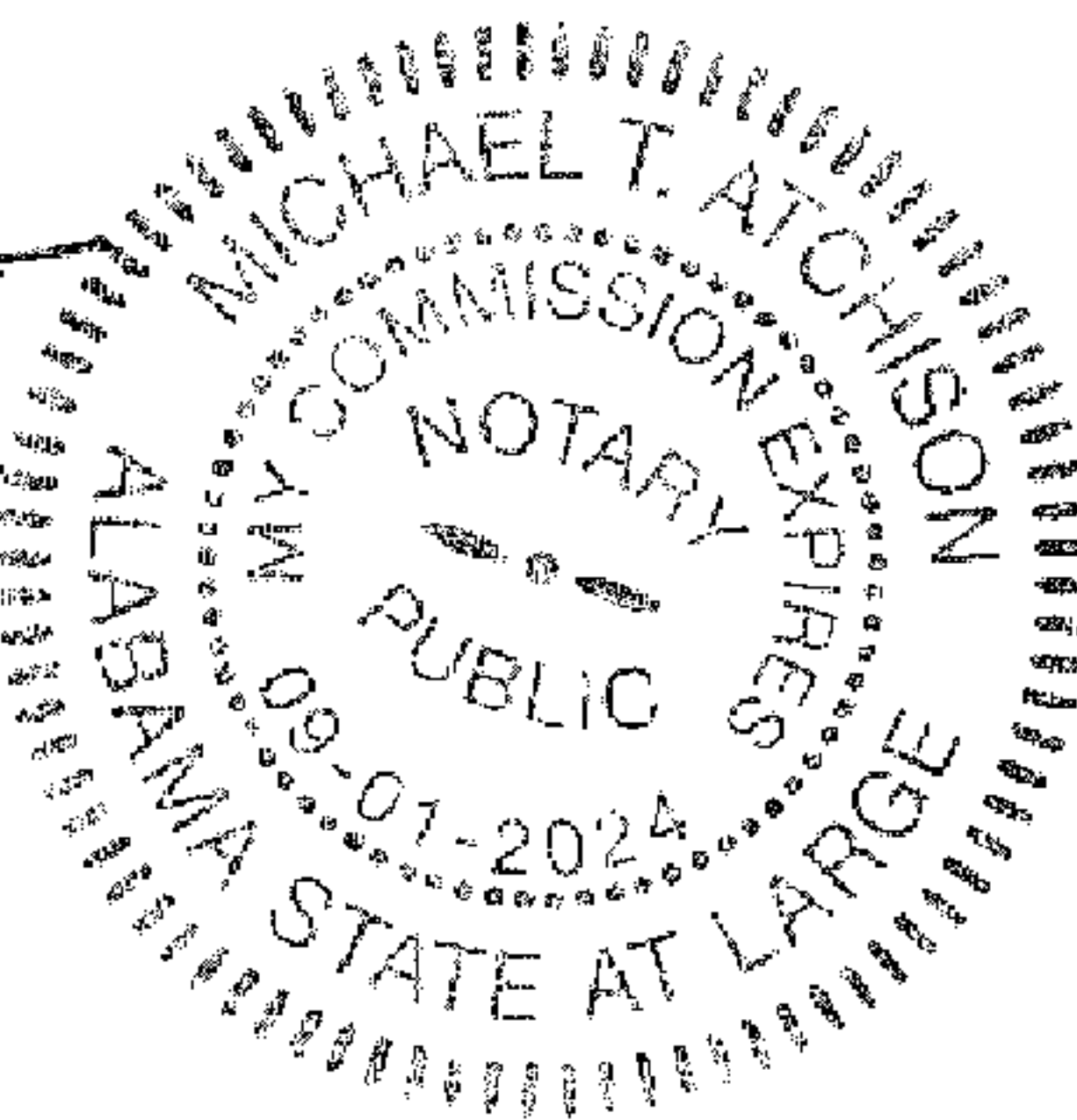


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 8, Township 22 South, Range 1 East; Thence run South 00 degrees 29 minutes 08 seconds East along the West line of said Quarter-Quarter Section for 387.72 feet; Thence run South 88 degrees 03 minutes 57 seconds East for 453.00; Thence run North 20 degrees 36 minutes 50 seconds East for 347.79; Thence run North 69 degrees 35 minutes 51 seconds West for 380.34 feet; Thence run North 75 degrees 17 minutes 42 seconds West for 576.77 feet to a point on the Easterly right of way line of Shelby County Highway No. 61; Thence to a non tangent curve to the right, having a radius of 998.65 feet, a chord bearing of South 57 degrees 18 minutes 57 seconds West, and a chord length of 359.21 feet; Thence run along said arc and said road right of way for 361.18 feet to a point on the South line of the Southeast Quarter of the Northeast Quarter of Section 8, Township 22 South, Range 1 East; Thence run South 89 degrees 19 minutes 20 seconds East along said South line for 638.26 feet to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Randall M. Zeegers Melody M Zeegers	Grantee's Name	Chase Lambert Zeegers
Mailing Address	<u>834 HIGHWAY 61</u> <u>COLUMBIANA, AL 35051</u>	Mailing Address	<u>834 Hwy 61</u> <u>Columbiana, Al 35037</u>
Property Address	<u>834 Highway 61</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>October 15, 2021</u>
		Total Purchase Price	<u>\$63,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 October 14, 2021

Print Randall M. Zeegers

Unattested

Sign *[Signature]*
(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
10/18/2021 10:38:37 AM
\$91.00 CHERRY
20211018000504600

Allen S. Boyd