

**This instrument prepared by:**  
Melissa Kessler Smith  
Smith Kessler Smith, LLC  
1550 West 2<sup>nd</sup> Street, Suite A4  
Gulf Shores, Alabama 36542

**Send Tax Notice To:**  
**Tanner Bush**  
**195 Salem Road**  
**Montevallo, Alabama 35115**

## **GENERAL WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **Sixteen Thousand and 00/100 Dollars (\$16,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **M & M Properties, An Alabama General Partnership** (hereinafter Grantor, whether one or more), do grant, bargain, sell and convey unto **Tanner Bush** (hereinafter Grantee, whether one or more), all of my right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lots 8, 9, 10, 11, 12, and 13, according to the Resurvey of Lots 8 through 20 of the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 21, Page 53, in the Probate Office of Shelby County, Alabama.

ALSO:

Lot 24, according to the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 16, Page 41, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, mineral and mining rights, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation, also the following as recorded in the Office of the Judge of Probate for Shelby County, Alabama:

1. Easement to Water Works Board of Montevallo as recorded in Deed Book 274, Page 666, in the Office of the Judge of Probate for Shelby County, Alabama.
2. Permits to Alabama Power Company recorded in Real Book 210, Page 424, and Real Book 210, Page 425, in the Office of the Judge of Probate for Shelby County, Alabama.
3. Restrictions as recorded in Real Book 339, Page 413; Instrument No. 1996-19372, in the Office of the Judge of Probate for Shelby County, Alabama.
4. Easements, restrictions, setback lines and all other matters as shown on recorded Plat of Subdivision as recorded in Map Book 21, Page 53 in the Office of the Judge of probate for Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto the said Grantee, and Grantee's heirs and assigns, forever. And Grantor does for the Grantor and for the Grantor's successors and assigns covenant with the said Grantee, and Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on the \_\_\_\_ day of October, 2021.

M & M Properties  
An Alabama General Partnership

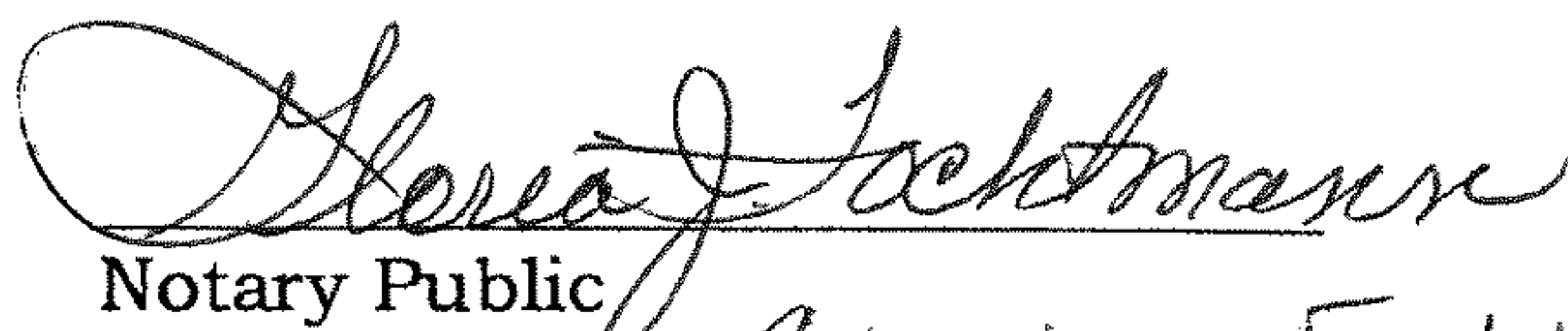


By: Michael S. Allen  
Title: Partner

By: Michael A. Eubanks  
Title: Partner

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael S. Allen, whose name as Partner of M & M Properties, an Alabama General Partnership, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he, as such Partner and with full authority, executed the same voluntarily for and as the act of said general partnership. Given on this the 22nd day of October, 2021.



Notary Public

Printed Name:

Gloria J. Fochtman

My Commission Expires:


8-17-2024

**TO HAVE AND TO HOLD** unto the said Grantee, and Grantee's heirs and assigns, forever. And Grantor does for the Grantor and for the Grantor's successors and assigns covenant with the said Grantee, and Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on the \_\_\_\_ day of October, 2021.

M & M Properties  
An Alabama General Partnership

\_\_\_\_\_  
By: Michael S. Allen  
Title: Partner

  
\_\_\_\_\_  
By: Michael A. Eubanks  
Title: Partner

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

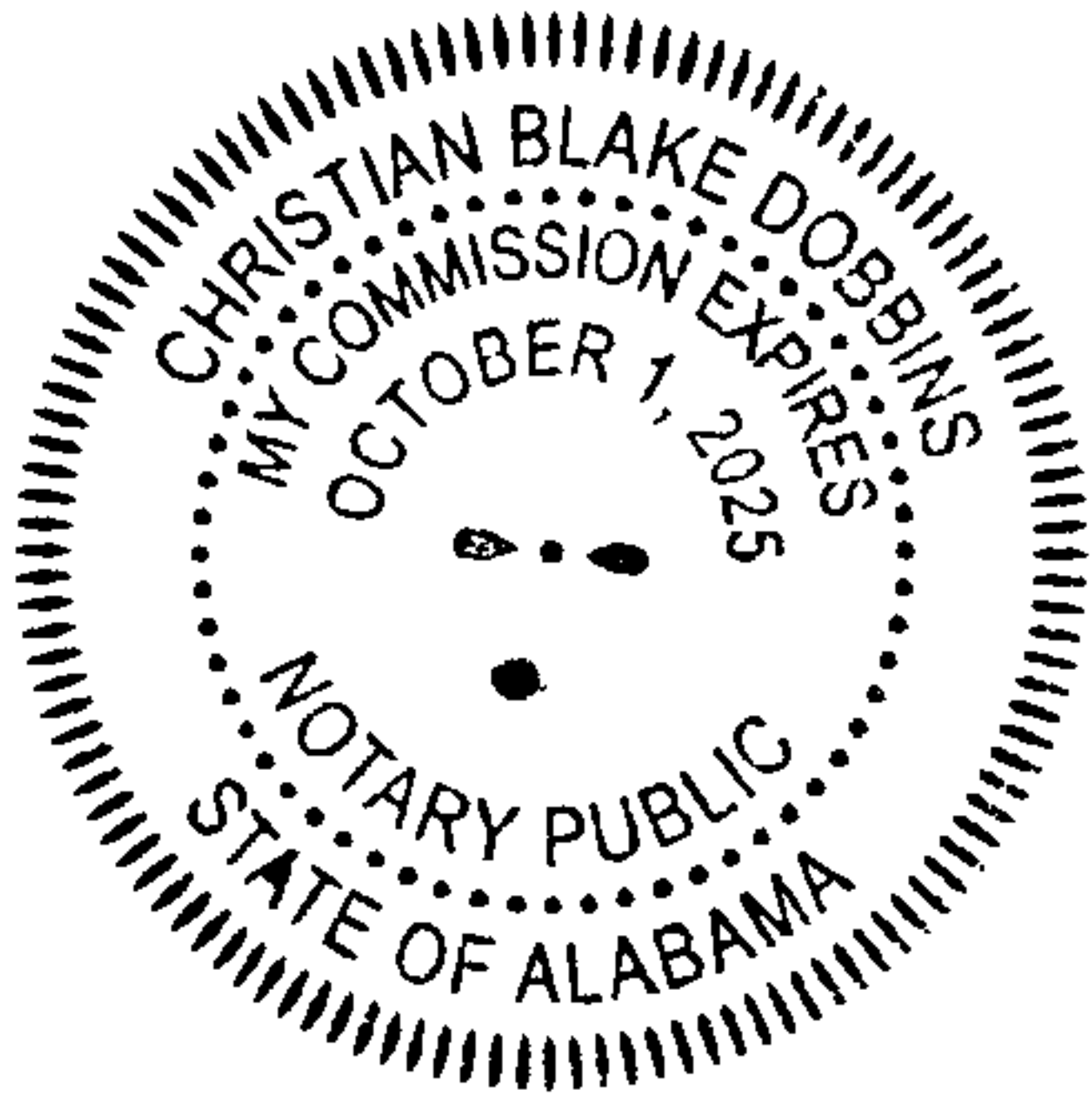
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael S. Allen, whose name as Partner of M & M Properties, an Alabama General Partnership, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he, as such Partner and with full authority, executed the same voluntarily for and as the act of said general partnership. Given on this the \_\_\_\_\_ day of October, 2021.

\_\_\_\_\_  
Notary Public  
Printed Name:  
My Commission Expires:



STATE OF Alabama  
COUNTY OF Tellusson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael A. Eubanks, whose name as Partner of M & M Properties, an Alabama General Partnership, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he, as such Partner and with full authority, executed the same voluntarily for and as the act of said general partnership. Given on this the 25 day of October, 2021.



A handwritten signature in black ink, appearing to be "C. Dobbins", written over a horizontal line.

Notary Public  
Printed Name:  
My Commission Expires:

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

Grantor's Name	M & M Properties, an Alabama general partnership	Grantee's Name	Tanner Bush
Mailing Address	195 Salem Road Montevallo, AL 35115	Mailing Address	195 Salem Road Montevallo, AL 35115
Property Address	Lots 8-13, - and 24 Shoal Creek Highlands Montevallo, AL 35115	Date of Sale	October 15, 2021
		Total Purchase Price	\$16,000.00
		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)

<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 13, 2021

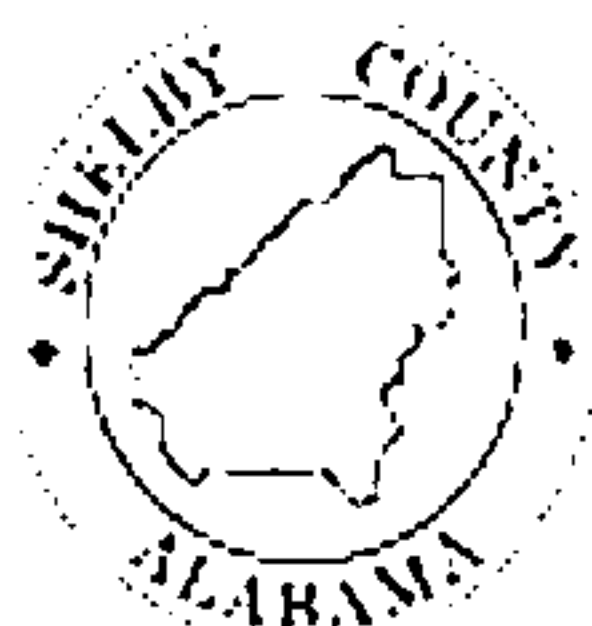
Print M & M Properties, an Alabama general partnership

Unattested

Sign Michael M. M.  
(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  
10/26/2021 03:28:00 PM  
\$50.00 JOANN  
20211026000519930



**Form RT-1**

*Allen S. Bayl*