20211027000520000 10/27/2021 08:17:29 AM DEEDS 1/3

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, Tanner Bush, an unmarried man (hereinafter Grantor, whether one or more), do grant, bargain, sell and convey unto Michael S. Allen (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.

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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 22 day of October, 2021.

Tanner Bush

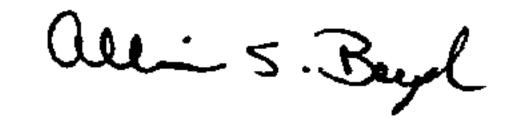
STATE OF ALABAMA

I, the undersigned, a Notary Public in and for said County and said State, hereby certify that Tanner Bush, 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, he executed the same voluntarily on the day the same bears date. Given under my hand this Adday of October, 2021.

Notary Public Storia 5. Foch Lmounn
Printed Name: Storia 5. Foch Lmounn
My Commission Expires: 8-17-2024



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 10/27/2021 08:17:29 AM **\$44.00 BRITTANI** 20211027000520000



# Real Estate Sales Validation Form

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

Grantor's Name	Tanner Bush	Grantee's Name	Michael S Allen
Mailing Address	195 Salem Road	Mailing Address	195 Salem Road
	Montevallo, Alabama 35115	<del></del>	Montevallo, AL 35115
Property Address	Lots 8-13 - & 24 Shoal Creek Highlands	Date of Sale	October 22, 2021
	Montevallo, AL 35115	Total Purchase Price	\$16,000,00
	TOTAL OUT TO	or	Ψ10,000.00
		Actual Value	
		or	
		Assessor's Market Value	
one) (Recordation Bill of Sale X Sales Con Closing Sta	tract atement ocument presented for recordation co	red) Appraisal Other	formation referenced above, the filing
	ins	tructions	
Grantor's name and current mailing add	mailing address - provide the name or ess.	of the person or persons co	nveying interest to property and their
Grantee's name and conveyed.	d mailing address - provide the name	of the person or persons to	whom interest to property is being
Property address - t	he physical address of the property b	eing conveyed, if available.	
Date of Sale - the da	ate on which interest to the property v	vas conveyed.	
Total purchase price the instrument offere	e - the total amount paid for the purchased for record.	ase of the property, both rea	al and personal, being conveyed by
Actual value - if the the instrument offer assessor's current n	property is not being sold, the true va ed for record. This may be evidenced narket value.	lue of the property, both real by an appraisal conducted	I and personal, being conveyed by by a licensed appraiser of the
valuation, of the pro	ed and the value must be determined, perty as determined by the local officiused and the taxpayer will be penalized.	al charged with the respons	ibility of valuing property for property
	of my knowledge and belief that the in hat any false statements claimed on to \$175 \in 40-22-1 (h).		
Date <u>///-22</u>	-21	Print Tanner Bush	
Unattested		Sign Zamer	Brantee/Owner/Agent) circle one
	(verified by)	(Grantor/C	Grantee/Owner/Agent) circle one