

SEND TAX NOTICES TO:

JEFFREY WEBSTER
1098 Kingston Road
Chelsea, Alabama 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Six Hundred Twenty-Five Thousand and 00/100 Dollars (\$625,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT, an Alabama public non-profit corporation (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto JEFFREY WEBSTER and MISTY WEBSTER, married together (herein jointly, severally and collectively referred to as "Grantee"), as joint tenants, with rights of survivorship, the real estate situated in Shelby County, Alabama, and described on **Exhibit "A"** attached hereto.

[NOTE: A portion of the purchase price recited above was paid from a
\$500,000.00 mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intentions of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenant in common.

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

[SIGNATURE AND ACKNOWLEDGEMENT CONTAINED ON FOLLOWING PAGE.]

[STATUTORY WARRANTY DEED – SIGNATURE PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 2nd day of November, 2021.

MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT, an Alabama public non-profit corporation

By: [Signature]
Print Name: Dennis Reed Prince
Title: Chairman

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis Reed Prince, whose name as Chairman of MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT, an Alabama public non-profit corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer/director/authorized agent, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 2nd day of November, 2021.

[Signature]
NOTARY PUBLIC
My Commission Expires: 9/12/23

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William C. Brown
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

[D-9264]



EXHIBIT "A"

Lot 55-A, according to the Resurvey of Lot 55 in the Town of Montevallo, as recorded in Map Book 52, page 21, in the Probate Office of Shelby County, Alabama.

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name:	<u>MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT, an Alabama public non-profit corporation</u>	Grantee's Name:	<u>JEFFREY WEBSTER, and MISTY WEBSTER</u>
Mailing Address:	<u>545 Main Street Montevallo, AL 35115</u>	Mailing Address:	<u>1098 Kingston Road Chelsea, AL 35043</u>
Property Address:	<u>710 N. Boundary Street Montevallo, AL 35115</u>	Date of Sale:	<u>October 28, 2021</u>
		Total Purchase Price:	<u>\$625,000.00</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)

_____	Bill of Sale	_____	Appraisal
<u>XX</u>	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

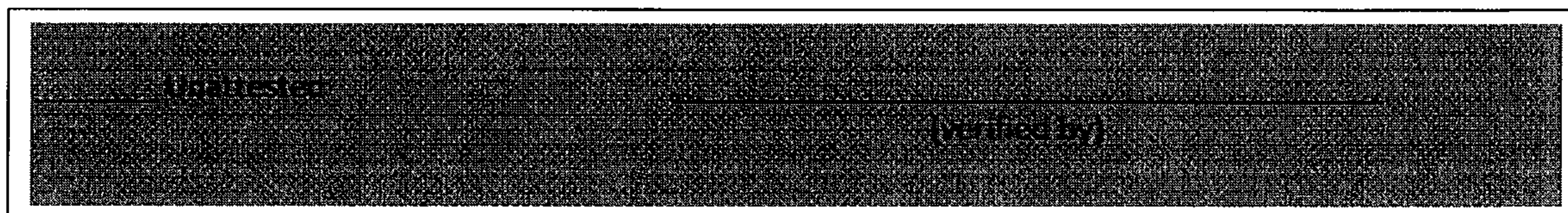
- Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.
- Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.
- Property address – the 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).

[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]

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 § 40-22-1(h).

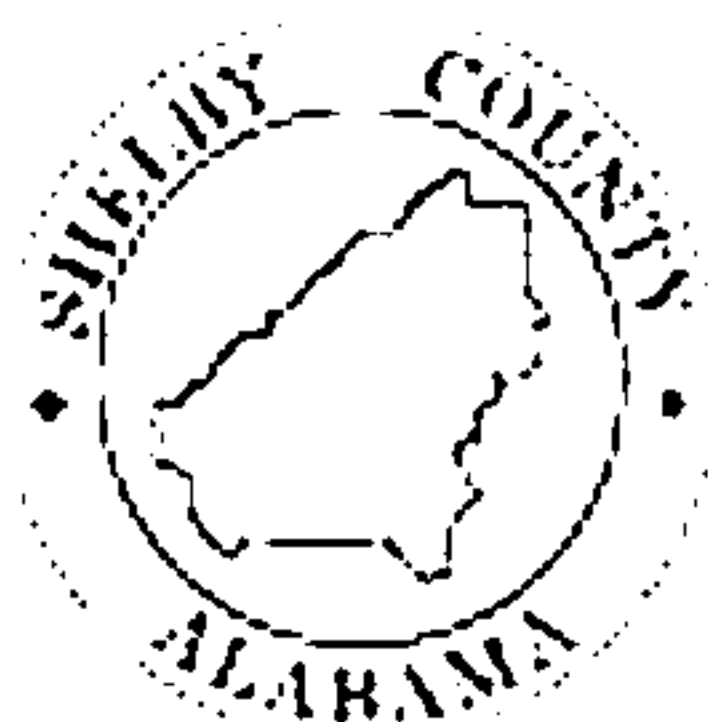
Date: October 28, 2021



GRANTEE:


JEFFREY WEBSTER


MISTY WEBSTER



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2021 10:16:19 AM
\$159.00 CHARITY
20211112000545630

