



Send Tax Notice To & This Instrument Prepared By:
Noelle C. Bouchet
132 Rolling Meadows Lane
Vincent, AL 35178

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *One Hundred Six Thousand Five Hundred Dollars (\$106,500.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I or we,

Bradley McCain and Wendy McCain, husband and wife,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Noelle C. Bouchet,

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description

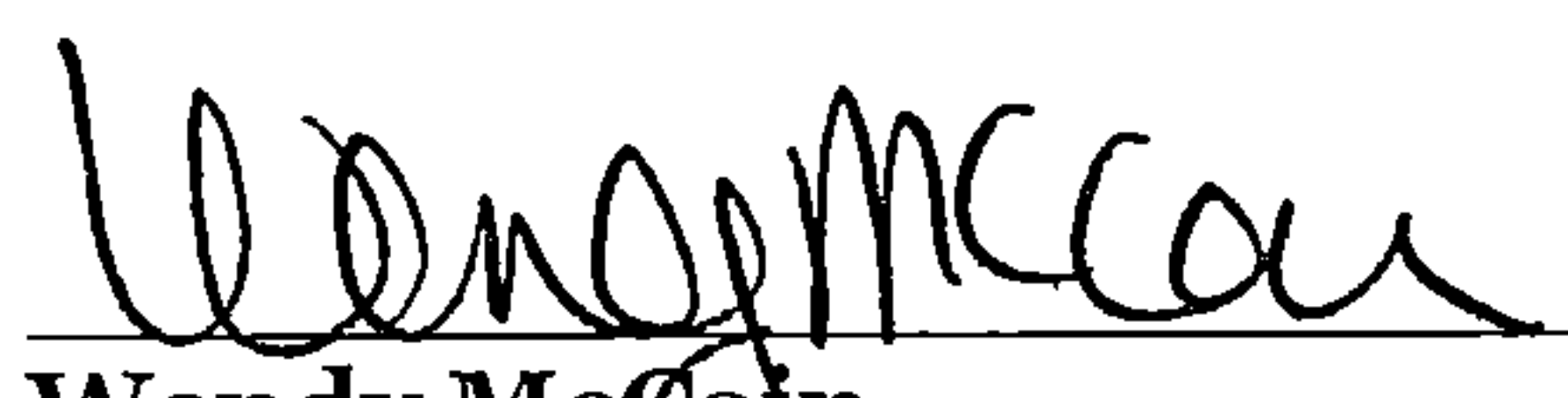
\$104,570.00 of the above consideration is being paid by a mortgage, which is filed simultaneously herewith.

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 said grantee(s), his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this **10th day of November, 2021.**



Bradley McCain (Seal)



Wendy McCain (Seal)



20211112000547490 2/4 \$33.00
Shelby Cnty Judge of Probate, AL
11/12/2021 03:27:44 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Bradley McCain and Wendy McCain**, 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 this **10th day of November, 2021.**

Notary Public

My Commission Expires: 10-6-2023





20211112000547490 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
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Exhibit "A" Legal Description

Lot 24, according to the map and survey of Rolling Meadow Estates, as recorded in Map Book 26, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



Real Estate Sales Validation Form

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

Grantor's Name Bradley McCain and
 Mailing Address Wendy McCain
364 Crossbridge Road
Chelsea, AL 35043

Grantee's Name Noelle C. Bouchet
 Mailing Address 132 Rolling Meadows Lane
Vincent, AL 35178

Property Address 132 Rolling Meadows Lane
Vincent, AL 35178

Date of Sale November 10, 2021
 Total Purchase Price \$ 106,500.00
 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)

- Bill of Sale Appraisal
 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).

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 11-10-2021 Print Noelle C. Bouchet
 _____ Unattested Bryan Gregg Sign Noelle C. Bouchet
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form