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11/22/2021 02:47:59 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Genevieve W. Stewart
508 Mayfair Cir.
Havenwood AL 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Fifty-Seven Thousand Three Hundred Eighty Dollars and NO/100 (\$257,380.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **I, Alabama Acreage Development, Inc., an Alabama Limited Liability Company**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Genevieve W. Stewart** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **Shelby County, Alabama** to wit:

Lot 15 in The Ranches at Shelby Lakes, according to the plat thereof recorded in Map Book 55, Page 24A, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And Grantor does for itself and for its successors and assigns, covenant with the said Grantee, his/her heirs and assigns, that it is lawfully seized in fee simple of said premises and it is authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this 15th day of November, 2021.

Alabama Acreage Development, Inc.,
An Alabama Corporation

[Signature]
By: William G. Allen, Jr., Its President

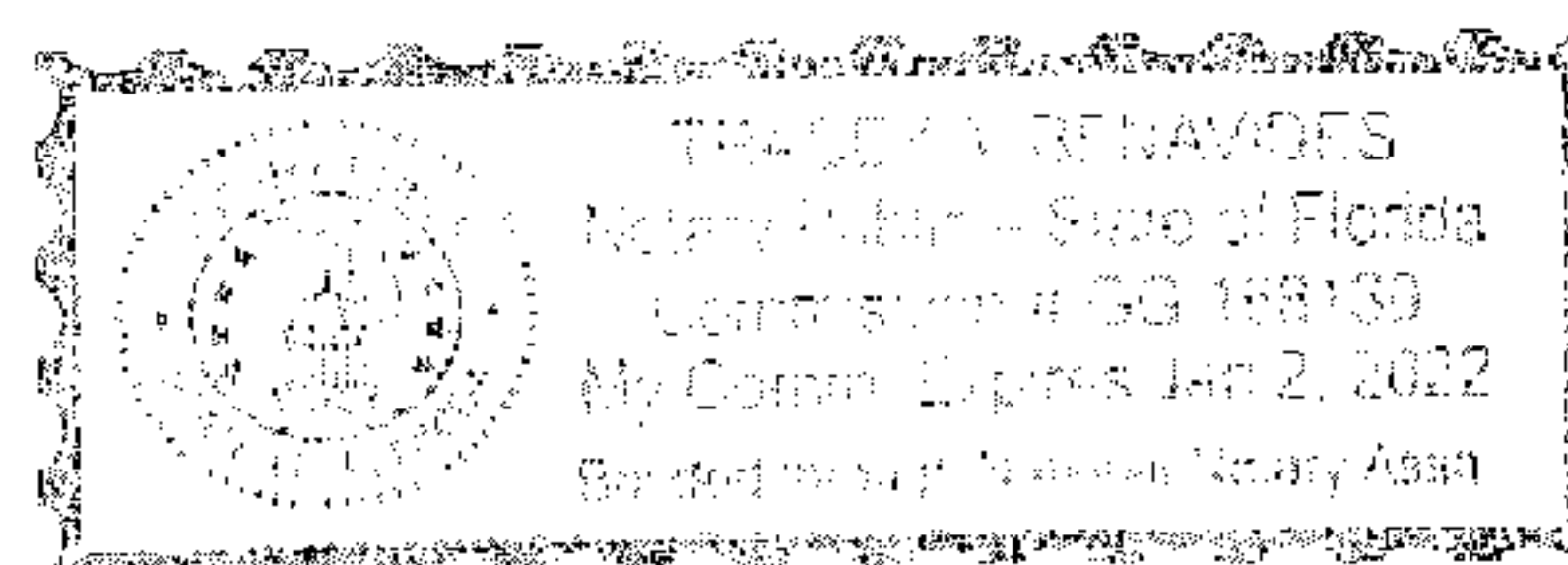
STATE OF FLORIDA
COUNTY OF COLLIER

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that William G. Allen, Jr., whose name as President of Alabama Acreage Development, Inc., is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily in his capacity as President on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 2021

Notary Seal

[Signature]
Notary Public
My commission expires: 01/02/22



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

Grantor's Name	Alabama Acreage Development,	Grantee's Name	Genevieve W Stewart
Mailing Address	<u>5150 Tamiami Tr N</u> <u>Naples FL 34103</u>	Mailing Address	<u>508 Mayfair Cir</u> <u>Honolulu HI 96809</u>
Property Address		Date of Sale	November 19th, 2021
Lot 15, The Ranches at Shelby Lakes, Shelby, AL 35143		Total Purchase Price	\$257,380.00
		Actual Value	or \$
		Assessor's Market Value	or \$

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 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 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

11/19/21

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/22/2021 02:47:59 PM
\$285.50 JOANN
20211122000561530

Alli S. Bayl