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12/20/2021 02:06:37 PM
DEEDS 1/4

THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, AL 35223

SEND TAX NOTICE TO:

Sandy Creek Properties, LLC
312 Sunset Ridge
Bessemer, Alabama 35022

WARRANTY DEED

STATE OF ALABAMA ()
SHELBY COUNTY ()

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged that **JOSEPH THOMAS LOVOY, AS TRUSTEE OF THE FAMILY TRUST ESTABLISHED UNDER THE WILL OF PRISCILLA W. LOVOY, DECEASED, PROBATE CASE NO. PR-2004-0000041** (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **SANDY CREEK PROPERTIES, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantee", whether one or more) the following described real estate, situated in Shelby County, Alabama.

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her or their heirs and assigns forever.

And I do for myself (ourselves) and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of December, 2021.

WITNESS:

The Family Trust established under the Will of Priscilla W. Lovoy, deceased, Probate Case No. PR-2004-0000041

Joseph Thomas Lovoy
By: Joseph Thomas Lovoy
Its: Trustee

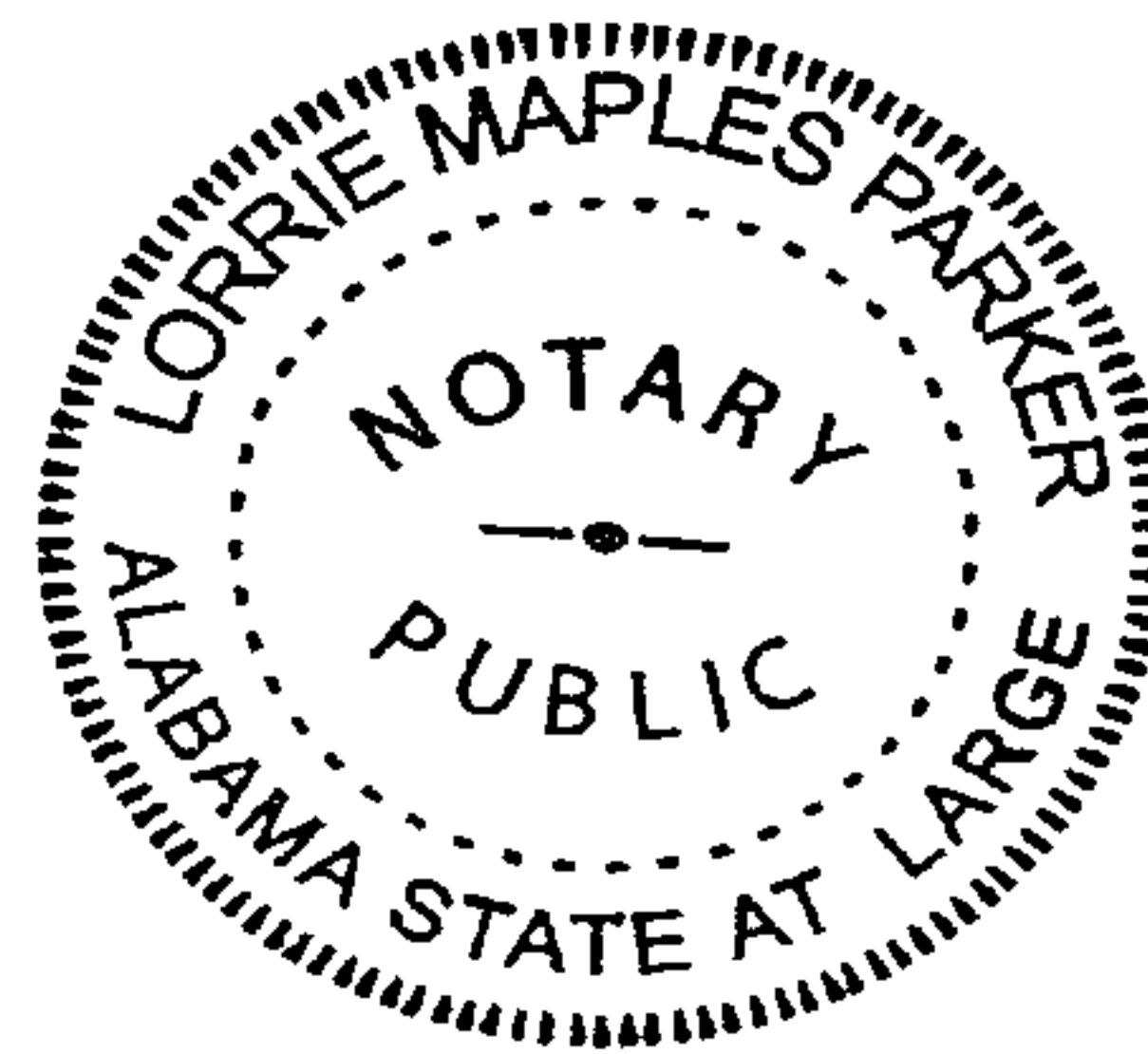
STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Joseph Thomas Lovoy, whose name as Trustee for that trust named the Family Trust established under the Will of Priscilla W. Lovoy, deceased, Probate Case No. PR-2004-0000041, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this December 15, 2021.

Lorrie Maples Parker

Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2023



Real Estate Sales Validation Form

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

Grantor's Name	Joseph Thomas Lovoy, whose name as Trustee for that trust named the Family Trust established under the Will of Priscilla W. Lovoy, deceased, Probate Case No. PR-2004-0000041	Grantee's Name	Sandy Creek Properties, LLC
Mailing Address	356 Sunset Ridge Bessemer, AL 35022	Mailing Address	312 Sunset Ridge Bessemer, AL 35022
Property Address	A portion of land located at 356 Sunset Ridge Bessemer, AL 35022	Date of Sale	
PID	25-1-01-0-000-004.004	Total Purchase Price	\$75,000.00
		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 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: December 15, 2021

Print: The Family Trust established under the Will of Priscilla W. Lovoy, deceased, Probate Case No. PR-2004-0000041

Unattested

Sign Joseph Thomas Lovoy
(Grantor/Grantee/Owner/Agent) circle one

EXHIBIT "A"

LEGAL DESCRIPTION

Begin at the SW corner of the SW 1/4 of the NW 1/4 of Section 1, Township 21 S, Range 5 W, being the Southwest corner of Parcel 8 of Frank A. Lovoy Jr. Boundary Survey as recorded in Map Book 22, Page 18, in the Office of the Judge of Probate, Shelby County, Alabama, and thence run N 0° 30' 00" E along the Western boundary of said Parcel 8 for a distance of 651.55 feet to a found rebar; thence turn an interior angle to the left of 126° 05' 29" and run in a Northeasterly direction along the Northern boundary of said Parcel 8 for a distance of 217.21 feet; thence turn an interior angle to the left of 99° 14' 02" and run in a Southeasterly direction along the Northern boundary of said Parcel 8 for a distance of 107.27 feet to a point; thence turn an interior angle to the left of 140° 49' 46" and run in a Southerly direction along the Eastern boundary of said Parcel 8 for a distance of 716.93 feet to a found #4 rebar; thence turn an interior angle to the left of 82° 19' 35" and run in a Westerly direction along the Southern boundary of said Parcel 8 for a distance of 328.78 feet, to the point of beginning. Said parcel is also known as Parcel 8, Frank A. Lovoy Jr. Boundary Survey as recorded in Map Book 22, Page 18, in the Office of the Judge of Probate, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2021 02:06:37 PM
\$106.00 CHERRY
20211220000600170

Allie S. Bayl