

WARRANTY DEED

20211229000611120
12/29/2021 12:03:52 PM
DEEDS 1/3

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Anne L. Niles
222 Sweetgum Road
Calera, AL 35040

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Five Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$507,500.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **BRET H. LUMPKIN, an unmarried man** (herein referred to as Grantor) grant, bargain, sell and convey unto **ANNE L. NILES** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$380,625.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 15th day of December, 2021.

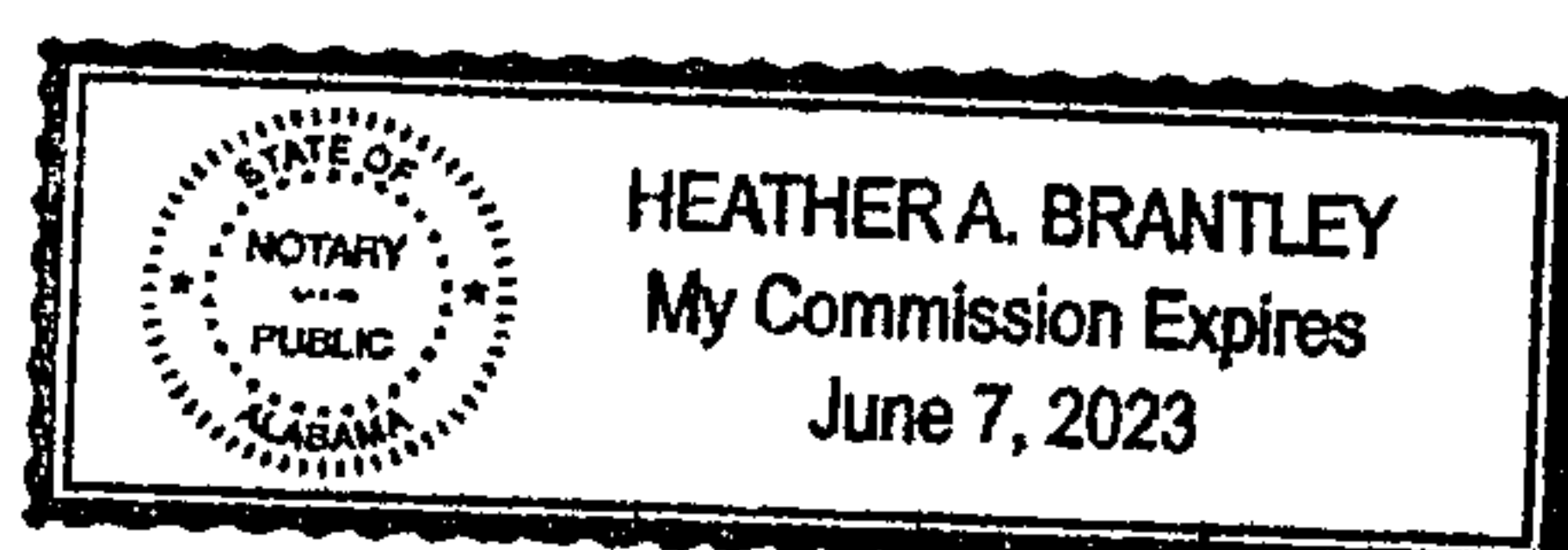

BRET H. LUMPKIN

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BRET H. LUMPKIN**, 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 of this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2021.




Notary Public

My Commission Expires: 06/07/2023

EXHIBIT "A"

A parcel of land in the SE ¼ of SE ¼ of Section 8, Township 22 South, Range 1 West, in Shelby County, Alabama, described as follows: Beginning at the Northwest corner of the SE ¼ of the SE ¼ of Section 8, Township 22 South, Range 1 West, and run in an Easterly direction along the Northerly line of said ¼ ¼ section for 328.30 feet to a point; thence 90 deg. 52 min. 12 sec. to the right in a Southerly direction for 1026.50 feet to a point; thence 118 deg. 19 min. 06 sec. to the right in a Northwesterly direction for 88.66 feet to a point; thence 18 deg. 24 min. 48 sec. to the left in a Westerly direction for 138.19 feet to a point; thence 17 degrees 01 min. 30 sec. to the left in a Southwesterly direction for 115.98 feet to a point on the West line of said ¼ ¼ section; thence in a Northerly direction along said ¼ ¼ section for 971.03 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL NUMBER: 29-3-08-0-001-010.001

Real Estate Sales Validation Form

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

Grantor's Name	BRET H. LUMPKIN	Grantee's Name	ANNE L. NILES
Mailing Address	74 County Road 1421, Vinemont, AL 35179	Mailing Address	222 Sweetgum Road, Calera, AL 35040
Property Address	222 Sweetgum Road, Calera, AL 35040	Date of Sale	December 15, 2021
		Total Purchase Price \$	507,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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.

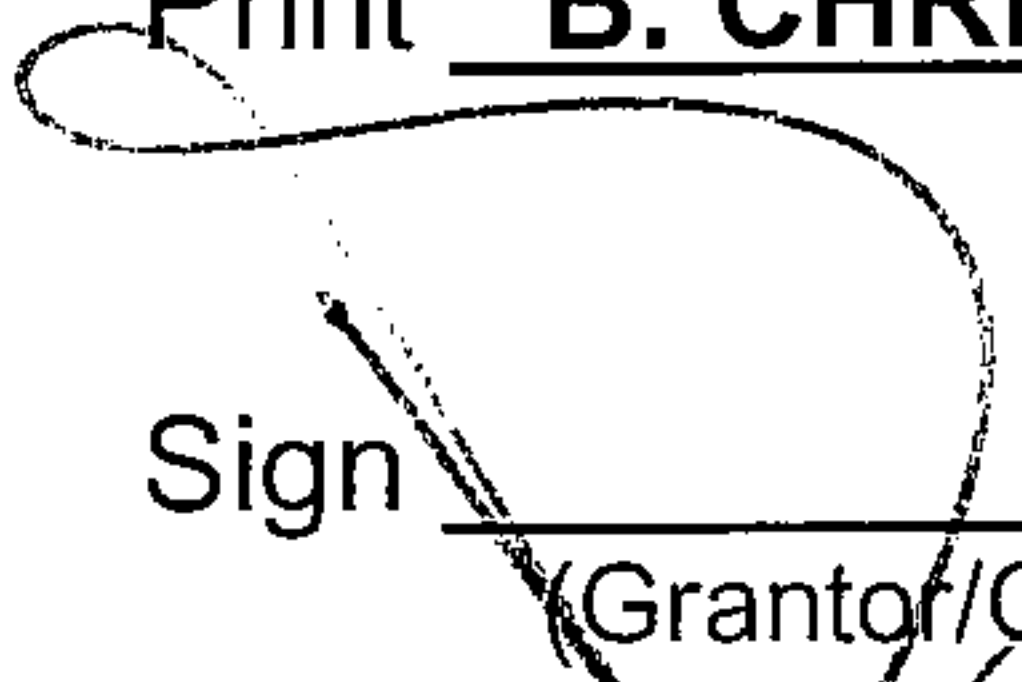
Date of Sale - the date on which interest to the property was conveyed.

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		Print	B. CHRISTOPHER BATTLES
		Sign	
			(Grantor/Grantee/Owner/Agent) circle one
	Unattested		
	(verified by)		

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2021 12:03:52 PM
\$155.00 JOANN
20211229000611120

Allen S. Bayl