

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Daniel Sealy
125 Setting Sun Lane
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

Carrington Lakes III, LLC

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Daniel Sealy and Courtney Sealy

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

see Exhibit "A" attached hereto

\$153,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2022 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention 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 tenants in common.

And Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

31 day of January, 2022.

Carrington Lakes III, LLC

BY: James M. Rudnick (Seal)

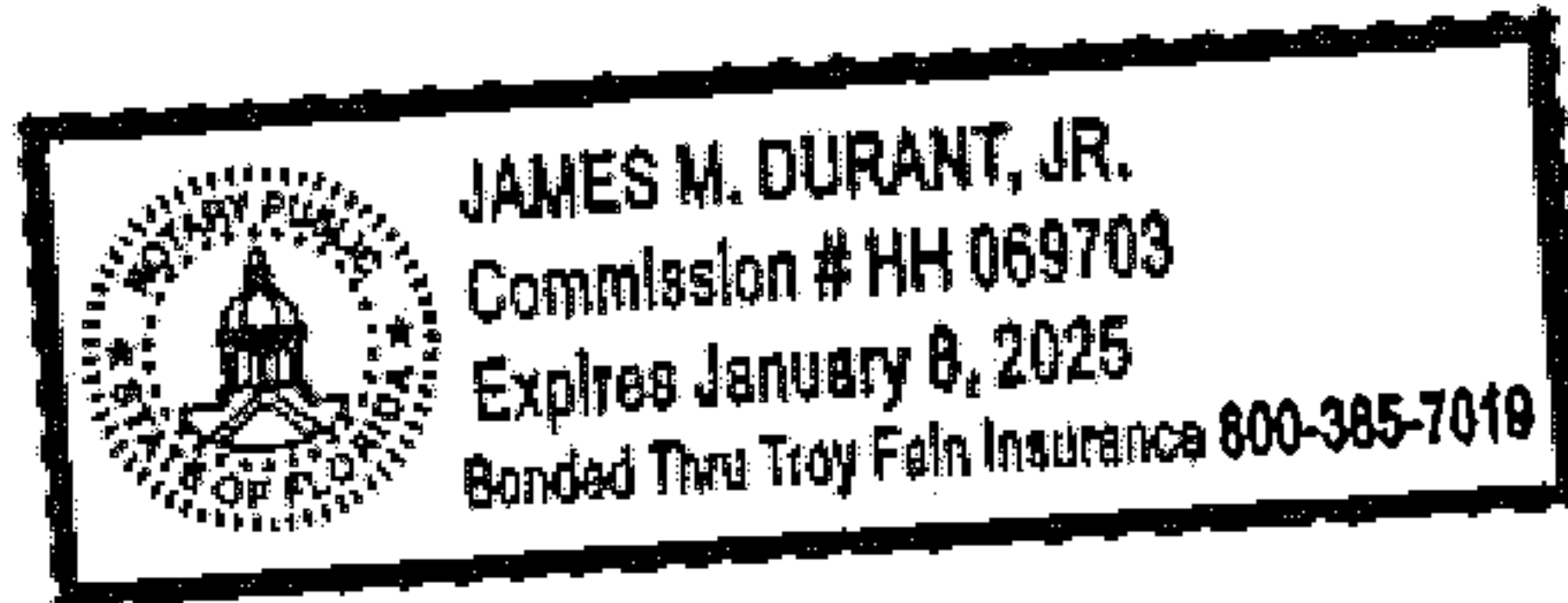
James M. Rudnick

ITS: Manager and Sole Member

STATE OF Florida
Leon COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **James M. Rudnick** as **Manager and Sole Member** of **Carrington Lakes III, LLC**, 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 the conveyance and with full authority as such **Manager and Sole Member**, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of January, 2022.



[Signature] Notary Public
My Commission Expires: 1-8-2025

A part of the North 1/2 of the Northeast 1/4, Southwest 1/4 of the Northeast 1/4 and East 1/2 of Northwest 1/4 of Section 11, Township 22 South, Range 3 West, being more particularly described as follows:

Beginning at the Northeast corner of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence South 00 degrees 01 minutes 35 seconds West along the East line of said 1/4-1/4 section a distance of 913.89 feet to a found capped rebar corner; thence run South 79 degrees 39 minutes 59 seconds West a distance of 1,327.75 feet to a found capped rebar corner; thence run South 62 degrees 38 minutes 45 seconds West a distance of 254.66 feet to a set rebar corner; thence run South 65 degrees 08 minutes 18 seconds West a distance of 106.17 feet to a set rebar corner; thence run South 65 degrees 08 minutes 17 seconds West a distance of 163.29 feet to a set rebar corner; thence run South 69 degrees 36 minutes 37 seconds West a distance of 259.20 feet to a found capped rebar corner; thence run North 57 degrees 56 minutes 45 seconds West a distance of 922.84 feet to a found capped rebar corner; thence run North 67 degrees 27 minutes 08 seconds West a distance of 257.18 feet to a found capped rebar corner on the Easterly margin of Alex Mill Road, a chert surfaced public road in a curve to the left having a central angle of 10 degrees 46 minutes 43 seconds and a radius of 400.05 feet; thence run Northerly along the arc of said road an arc distance of 75.26 feet to the P. O. R. C. of a curve to the right having a central angle of 10 degrees 35 minutes 42 seconds and a radius of 780.00 feet; thence run Northerly along the arc of said curve an arc distance of 144.24 feet to the P. T. of said curves; thence run North 09 degrees 59 minutes 25 seconds East along the same said Easterly margin of same said Alex Mill Road a distance of 421.12 feet to the intersection of the Easterly right of way of Alex Mill Road with the Easterly right of way of Alabama Highway No. 119 on a curve to the right having a central angle of 10 degrees 53 minutes 52 seconds and a radius of 1,574.14 feet; thence run Northerly along the arc of said curve an arc distance of 300.16 feet to the P. T. of said curve and a set rebar corner; thence run a tangent distance along said Easterly right of way of said Highway 119 on a bearing of North 06 degrees 03 minutes 05 seconds East a distance of 70.29 feet to a found capped rebar corner; thence run South 88 degrees 18 minutes 10 seconds East a distance of 297.09 feet to a set rebar corner; thence run South 87 degrees 42 minutes 12 seconds East a distance of 2,586.51 feet to the point of beginning, being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTIES:

The Entire Plat of Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 34, Page 114 in the Probate Office of Shelby County, Alabama.

The Entire Plat of The Resurvey of Lots 77 and 78, Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 42, Page 36 in the Probate Office of Shelby County, Alabama.

The Entire Plat of Heritage Trace, Phase 1, Sector 2, as recorded in Map Book 35, Page 81 in the Probate Office of Shelby County, Alabama.

The Entire Plat of Heritage Trace, Phase 2 as recorded in Map Book 36, Page 71 in the Probate Office of Shelby County, Alabama.

The Entire Plat of Heritage Trace, Phase 3 as recorded in Map Book 39, Page 17 in the Probate Office of Shelby County, Alabama.

Entire Plat of the Resurvey of Lots 118 and 119, Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 45, Page 94 in the Probate Office of Shelby County, Alabama.

Entire Plat of Jones Resurvey (Lots 174-176 Heritage Trace, Phase 1, Sector 1) as recorded in Map Book 47, Page 53 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 Name: **Carrington Lakes III, LLC**
 Mailing Address: **1407 Piedmont Dr E**
Tallahassee, FL 32308

Grantee Name: **Daniel Sealy**
 Grantee Name: **Courtney Sealy**
 Mailing Address: **125 Setting Sun Ln**
Alabaster, AL, 35007

Property Address: **37 Acres**
Montevallo, Alabama, 35115

Date of Sale: **January 31, 2022**
 Total Purchase Price: **\$180,000.00**

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)

☐ 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 Section 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 Section 40-22-1 (h).

Date: **January 31, 2022**

Print: _____

Unattested

Sign: _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/04/2022 02:05:12 PM
 \$211.00 JOANN
 20220204000052910

Allen S. Bayl