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02/15/2022 01:10:58 PM
DEEDS 1/3

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

Send Tax Notice To:
Milton & Cassandra King
300 Windstone Lane
Chelsea AL 35043

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Forty-Four Thousand Eight Hundred Eighty Dollars and NO/100 (\$244,880.00)** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Alabama Acreage Development, Inc., an Alabama Corporation,** (herein referred to as grantor), grant, sell, bargain and convey unto, **Milton King, Jr. & Cassandra Daella King** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 12 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.

\$183,100.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantor does for itself and for its successors and assigns covenant with the said 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 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 grantees, their 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
10th day of February, 2022.

**Alabama Acreage Development, Inc.,
An Alabama Corporation**

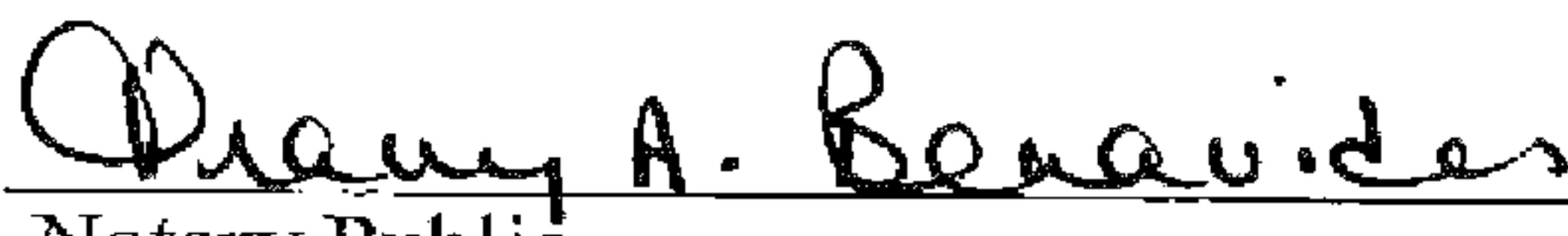

By: William G. Allen, Jr., its President

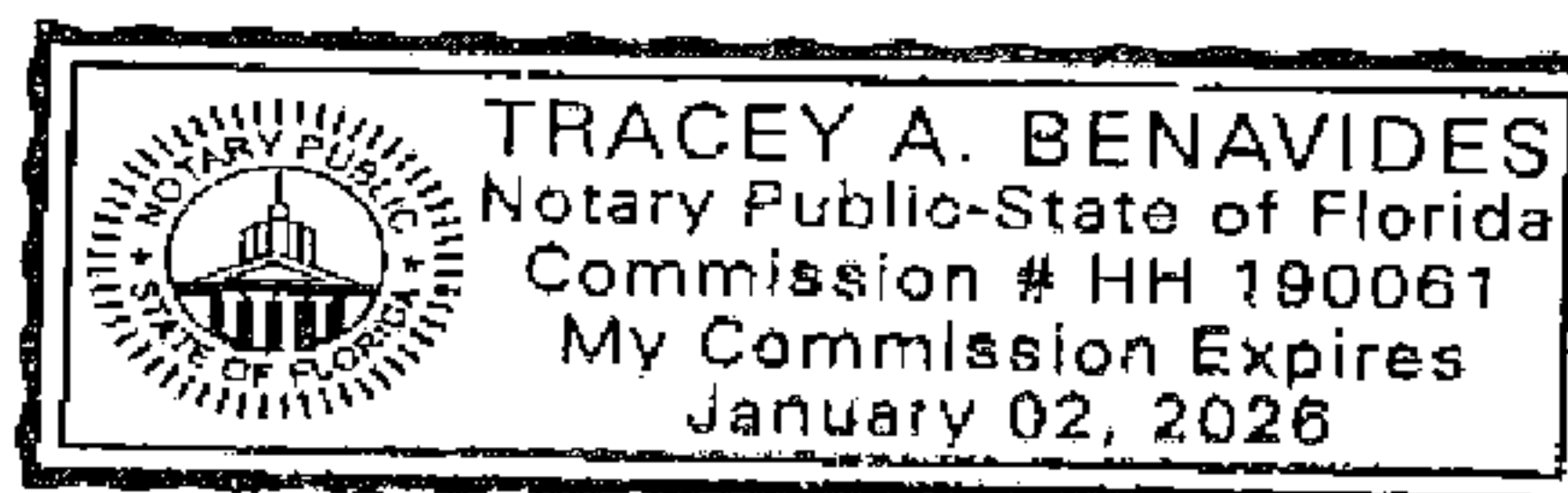
STATE OF FLORIDA
COUNTY OF COLLIER

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 10th day of February, 2022

Notary Seal


Notary Public
My commission expires: 01/02/26



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 Inc

Grantee's Name

Milton + Cassandra KingMailing Address 5150 Taurian Trail N.
Naples FL 34013

Mailing Address

300 Windstone Ln
Chelsea AL 35043

Property Address

Date of Sale

2/10/228-V8898 Lot 12 The Ranches at
Shelby Lakes

Total Purchase Price

\$ 244,880.00

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)

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 2/14/22Print Jeff MearnsSign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/15/2022 01:10:58 PM
 \$273.00 JOANN
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Alvin S. Beyl