

This Instrument was Prepared by:

Send Tax Notice To: Shelby County Properties, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

814 Tara Dr
Columbiana, AL 35051

File No.: MV-22-28021

WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Nine Hundred Eighteen Thousand Dollars and No Cents (\$918,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James Frost, a married man, Nena F. Sanders, a married woman, Elizabeth Lum Richardson, a married woman, George E. Lum IV, a married man, Julia Elizabeth Frost Wilson, a married woman, Mark Lee Hughes, a married man, Samantha Hughes Robillard, a married woman, Steven Patrick Hughes, a single man, and George Alexander Hughes, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shelby County Properties, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

The East 1/2 of SW 1/4 and the N 1/2 of SE 1/4, Section 36, Township 20 South, Range 2 West, Shelby County, Alabama.

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors herein or their spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of February, 2022.

James E. Frost
James Frost

Julia F. Wilson
Julia F. Wilson

Elizabeth Lum Richardson
Elizabeth Lum Richardson

George E. Lum IV
George E. Lum IV

State of Alabama

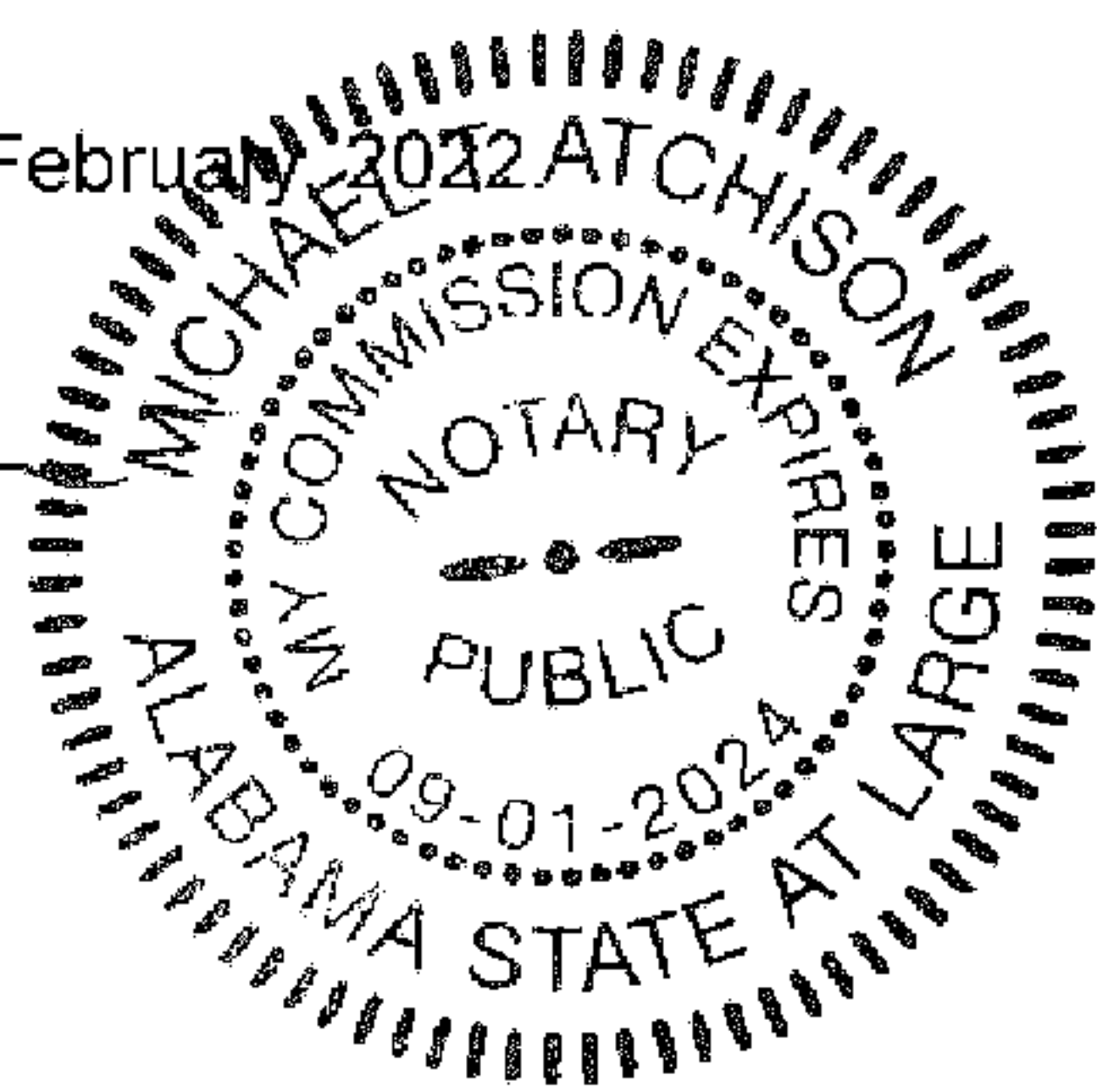
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that James Frost, Julia Wilson, Elizabeth Lum Richardson and George E. Lum IV, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of February, 2022

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24




Mark Lee Hughes

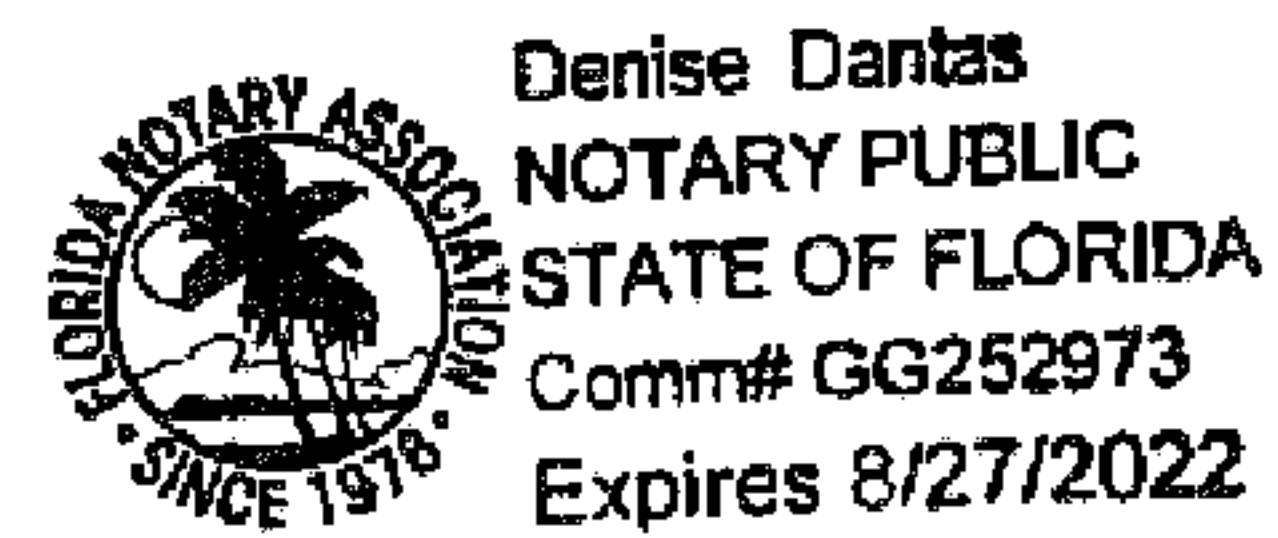
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Mark Lee Hughes*, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of February, 2022.



Notary Public
My Commission Expires:




Samantha Hughes Robillard

STATE OF NEW YORK)
COUNTY OF Saratoga

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Samantha Hughes Robillard*, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 2022.



Notary Public
My Commission Expires: 03 | 02 | 2024

THOMAS MILITANO
Notary Public - State of New York
No. 01279404815
Qualified in Saratoga County
My Commission Expires March 02, 2024

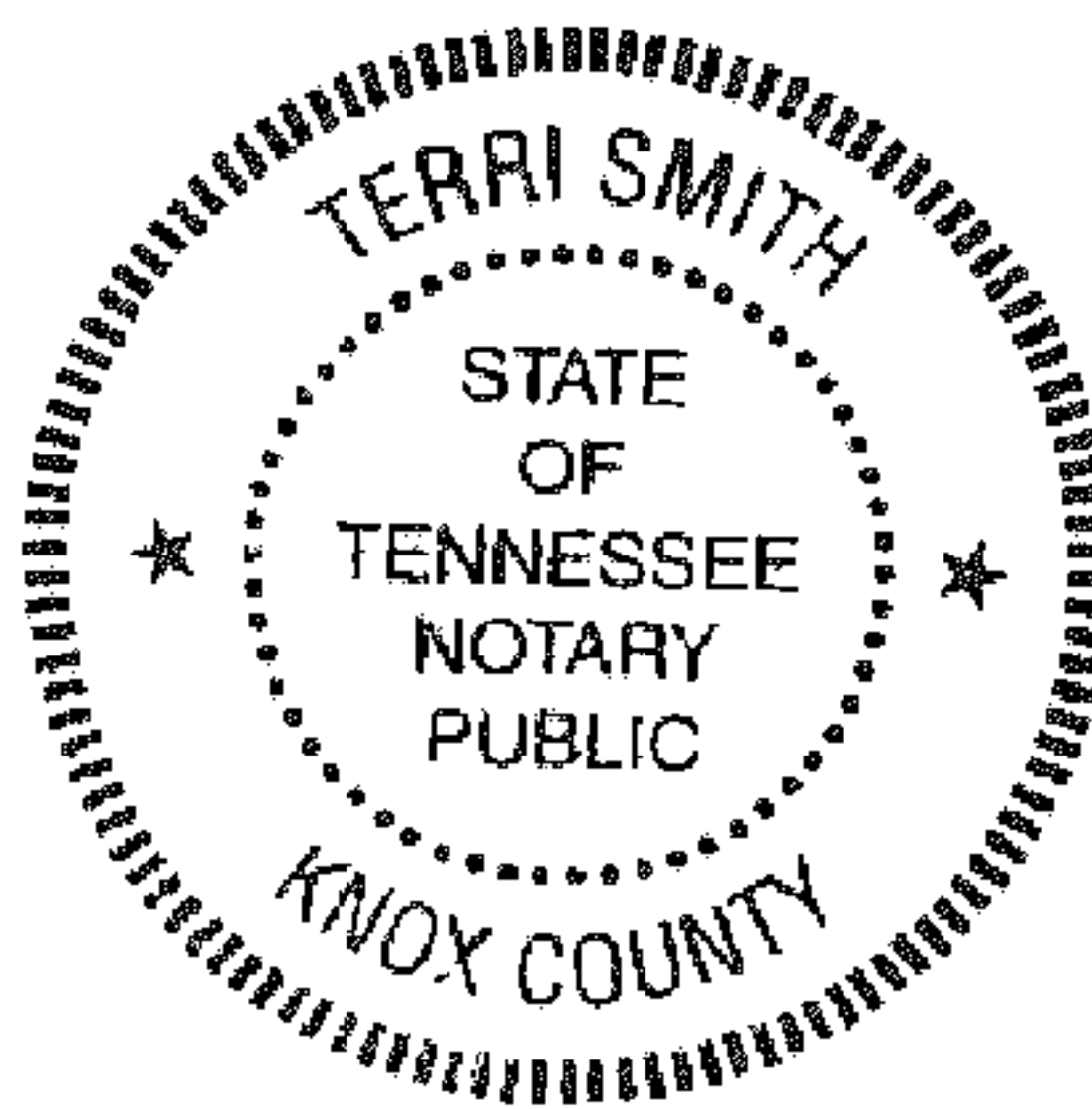



Steven Patrick Hughes

STATE OF TENNESSEE)
COUNTY OF Blount)

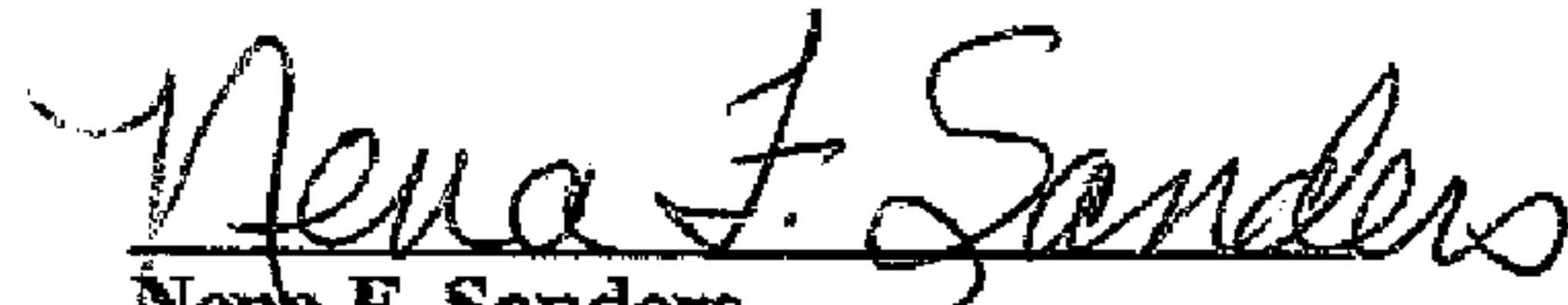
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Steven Patrick Hughes**, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of February, 2022.





Notary Public
My Commission Expires: 07/26/2023


Nena F. Sanders

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Nena F. Sanders*, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of February, 2022.

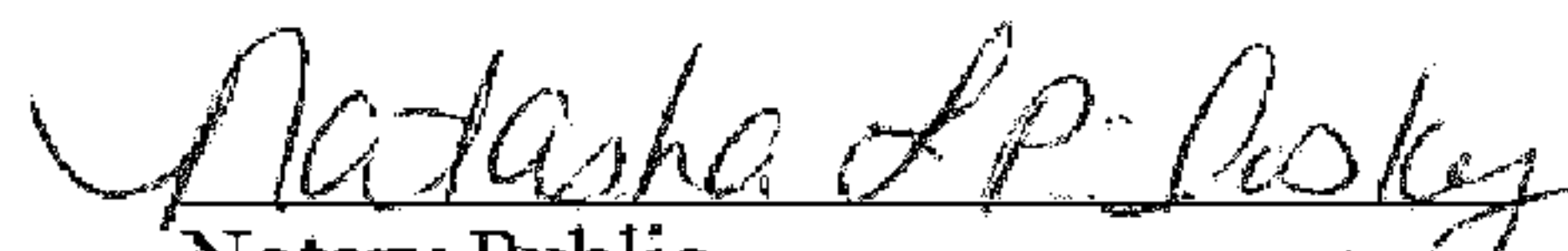

Notary Public
My Commission Expires: 3-6-2024


George Alexander Hughes

STATE OF Connecticut
COUNTY OF Tolland

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *George Alexander Hughes*, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance ~~he~~ she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 2022.


Notary Public
My Commission Expires: July 31, 2023

NATASHA L. PILOSKY
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires July 31, 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	James Frost Nena F. Sanders Elizabeth Lum Richardson George E. Lum IV Julia Elizabeth Frost Wilson Mark Lee Hughes Samantha Hughes Robillard Steven Patrick Hughes George Alexander Hughes	Grantee's Name	Shelby County Properties, LLC <i>814 Tara Dr Columbiana, AL 35051</i>
Mailing Address	123 County Road 465 Heflin AL 36264	Mailing Address	2201 Royal Crest Circle Birmingham, AL 35216
Property Address	0 County Road 331 Columbiana, AL 35051	Date of Sale	February 18, 2022
		Total Purchase Price	\$918,000.00
		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 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.

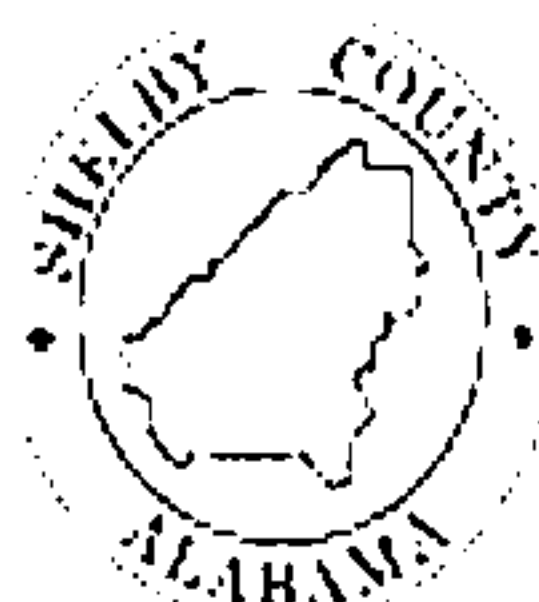
Date of Sale - the date on which interest to the property was conveyed.

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 of 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).



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/22/2022 09:26:51 AM
\$965.00 JOANN
20220222000074580

Form RT-1

Allen S. Burt