



20220307000096130 1/3 \$80.50
Shelby Cnty Judge of Probate, AL
03/07/2022 04:20:35 PM FILED/CERT

Send tax notice to:

Roger Cain
368 Goodwin Circle
Vincent, AL 35178

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
JSP2100144

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten and 00/100 Dollars (\$10.00)**, in hand paid to the undersigned, **Roger Cain, a married man**, whose mailing address is: 368 Goodwin Circle, Vincent, AL 35178 (hereinafter referred to as "Grantors"), by **Roger Cain and Michelle J. Cain, husband and wife**, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Amended Map of Hanna Farms, as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.

Also: 2017 Southern Energy Homes, Inc. Model No. 41SIG28563BH17, Serial No. RUS072070AL-AB

Subject to current taxes, all matters of public record, including, but no limited to easements, restrictions of record, and other matters which may be viewed by observation,. Mining and mineral rights excepted.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.


The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators 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, Grantor(s), Roger Cain, have hereunto set their signature(s) and seal(s) on
3-07-2022, 2022.

Shelby County, AL 03/07/2022
State of Alabama
Deed Tax:\$52.50



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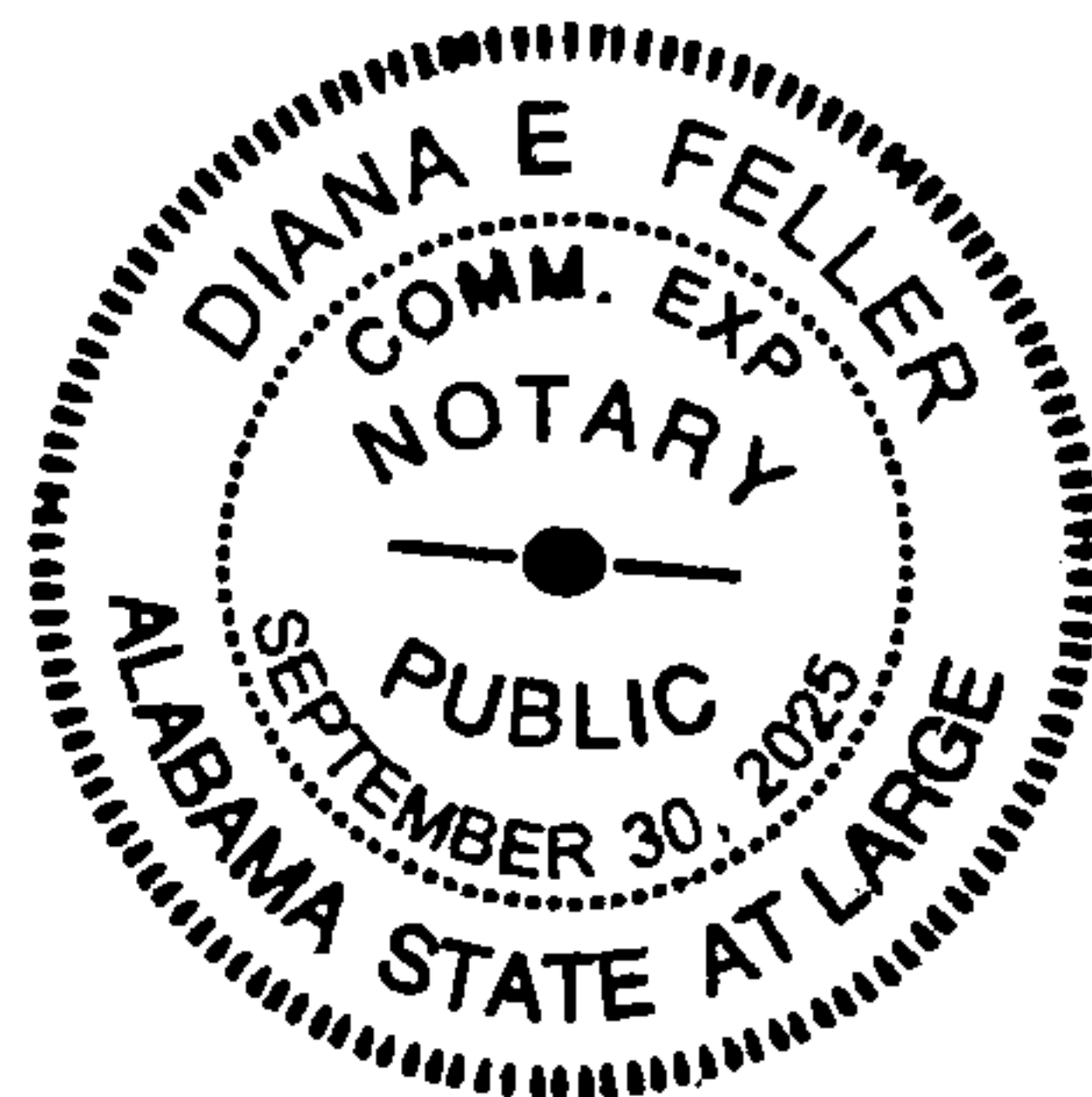

Roger Cain

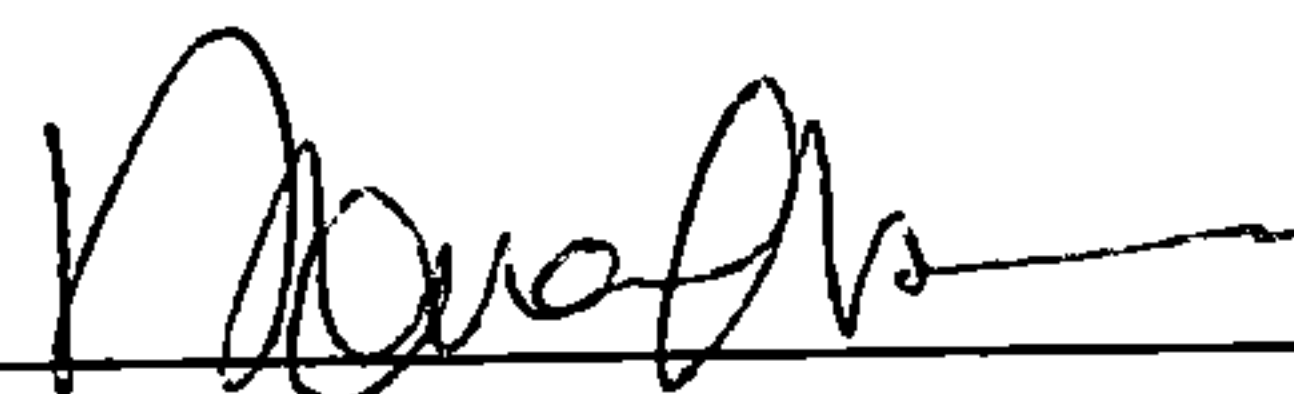
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Cain, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of March, 2022

(NOTARIAL SEAL)




Notary Public
Print Name: Diana Feller
Commission Expires: Sept 7, 2025



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Real Estate Sales Validation Form

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

Grantor's Name Roger Cain
Mailing Address 368 Goodwin Circle
Vincent, AL 35178

Grantee's Name Roger Cain & Michelle J. Cain
Mailing Address 368 Goodwin Circle
Vincent, AL 35178

Property Address 368 Goodwin Circle
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 104,200

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) 1/2 value \$52,100

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other ☐ Tax Assessed Value

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 3-7-2022

Print

Roger EARL CAIN

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)