



20220425000167590 1/3 \$206.00  
Shelby Cnty Judge of Probate, AL  
04/25/2022 09:12:04 AM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY**            KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Gordon L. Garrett as Trustee of the Gordon L. Garrett and Lurlene K. Garrett Trust, dated the 26th day of July, 2002 (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Gordon L. Garrett (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land located in the NE $\frac{1}{4}$  of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at a point where the North right-of-way line of Shelby County Highway No. 22 intersects the Eastern boundary of the NE $\frac{1}{4}$  of said Section 3; run thence in a Northeasterly direction along the Northern right-of-way line of said Shelby County Highway No. 22 a distance of 30 feet, more or less, to a fence; thence turn to the left and run Northerly along said fence line and to a point where the same intersects the Eastern boundary line of the NE $\frac{1}{4}$  of said Section 3; thence turn to the left and run Southerly along the Eastern boundary of said NE $\frac{1}{4}$  of Section 3 to the point of beginning.

LESS AND EXCEPT property deeded previously by Gordon L. Garrett and Lurlene K. Garrett from above described parcel.

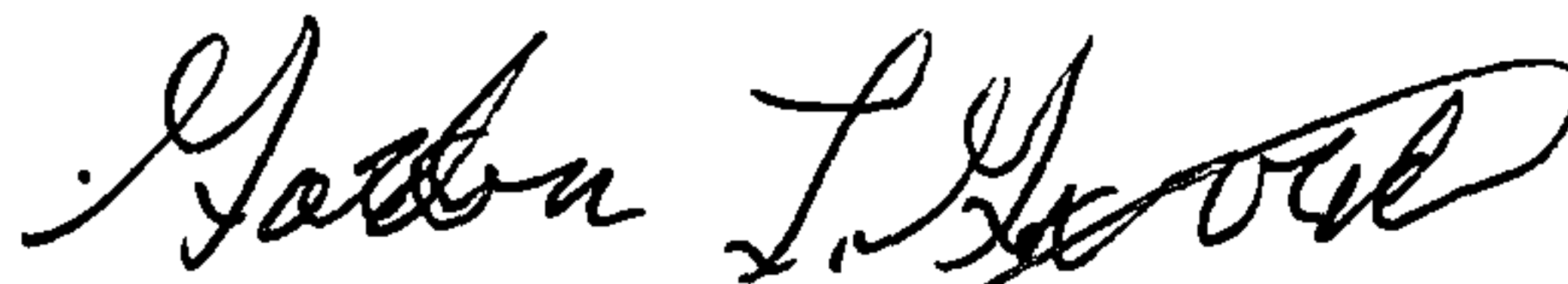
TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, successors and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors, successors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/25/2022  
State of Alabama  
Deed Tax:\$178.00

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

22<sup>nd</sup> day of April, 2022.

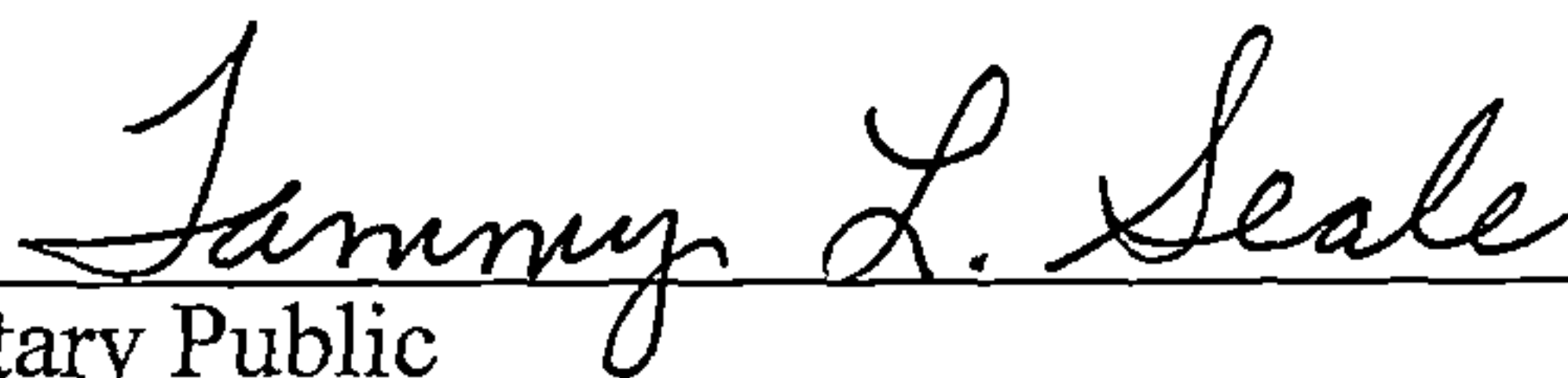


\_\_\_\_\_  
Gordon L. Garrett as Trustee

STATE OF ALABAMA  
SHELBY COUNTY

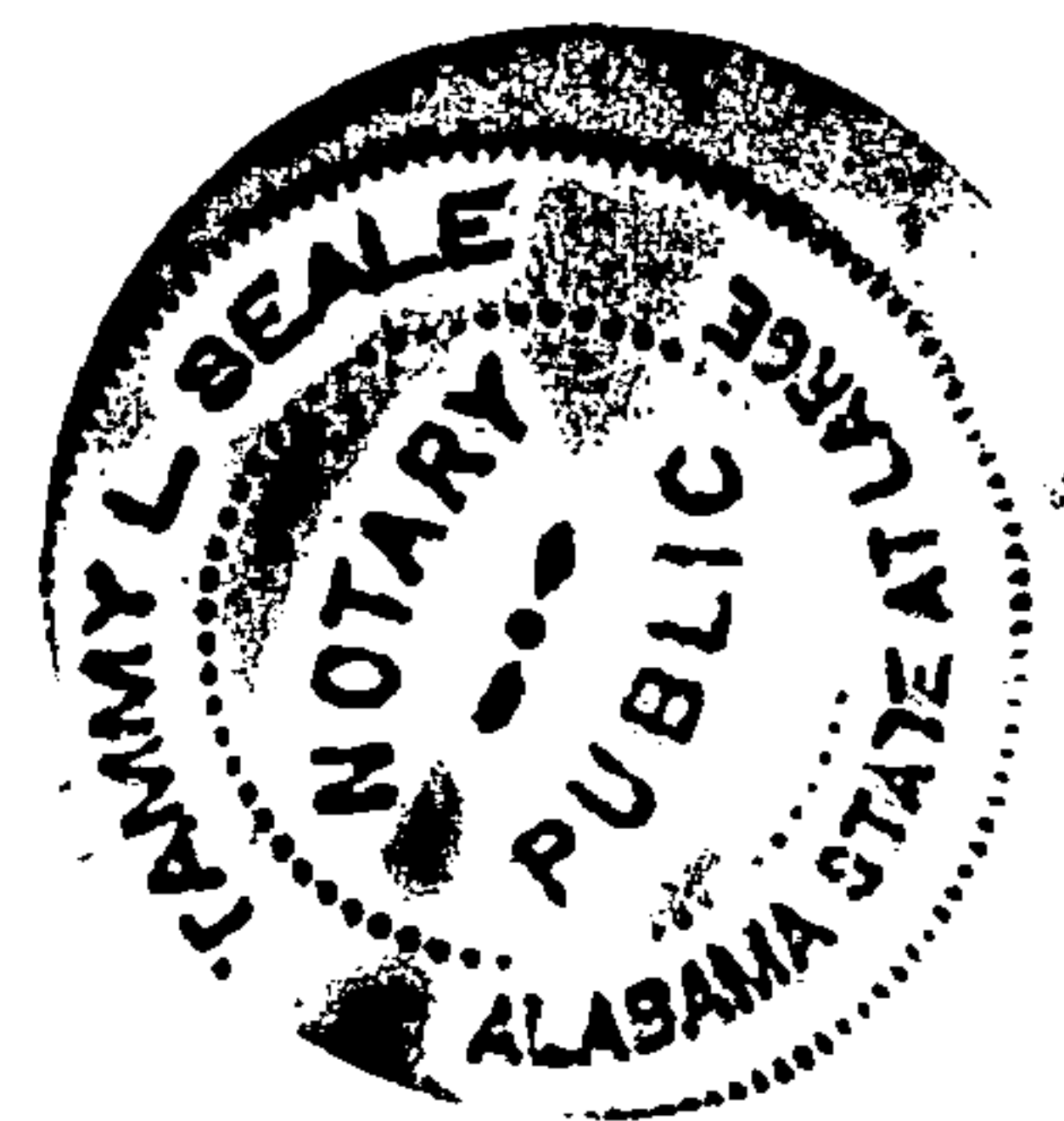
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gordon L. Garrett, whose name as Trustee of the Gordon L. Garrett and Lurlene K. Garrett Trust is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he as such Trustee and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of April, 2022.



\_\_\_\_\_  
Notary Public

My commission expires: 09-09-2023



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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 Gordon L. Garrett & Lurlene  
Mailing Address K. Garrett Trust  
6427 Hwy 22  
Montevallo, AL 35115

Grantee's Name Gordon L. Garrett  
Mailing Address 6427 Hwy 22  
Montevallo, AL 35115

Property Address 6427 Hwy 22  
Montevallo, AL 35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 177,960.00  
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 assessor's current market value  
☐ 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 Gordon L. Garrett

☐ Unattested

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1