

20220429000175660

04/29/2022 11:14:12 AM

DEEDS 1/4

Send Tax Notice to:

Garry L. Cain

207 Stetson LN

Alabaster, AL 35007

This instrument was prepared by:

Justin Smitherman, Esq.

173 Tucker RD STE 201

Helena, AL 35080

STATE OF ALABAMA

SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TEN THOUSAND AND 00/100 (\$110,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Deborah E. Reynolds, an unmarried woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Garry L. Cain** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

THE WEST ONE HALF OF THE FOLLOWING DESCRIBED PROPERTY
LOCATED IN SECTION ONE TSP 22SOUTH RANGE 03 WEST IN SHELBY
COUNTY, AL.

COMM INT EAST ROW OF COUNTY ROAD #16 AND SOUTH ROW OF
COUNTY ROAD #22 EAST 420 FEET TO THE POINT OF BEGINNING
CONTINUE EAST 560 FEET, SOUTH 650 FEET, WEST 560 FEET, NORTH
650 FEET TO THE POINT OF BEGINNING.

Said property being a portion of the property further described on the survey
performed by S.M. Allen on February 28, 2022 attached hereto as Exhibit A, the
remaining portion of said property being conveyed simultaneously to GRANTEE
by Vicky Lea Nash & Susano Salazar Banda.

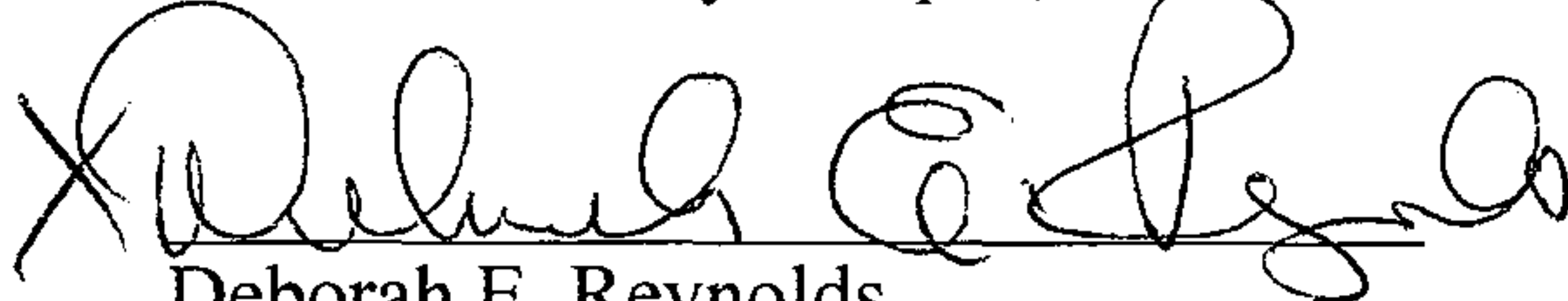
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and
rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and
singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and
administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR
is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all
Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and
subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate
Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators
shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever
against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)

this the 22nd day of April, 2022.


Deborah E. Reynolds

STATE OF ALABAMA
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Deborah E. Reynolds**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of April, 2022.


Notary Public
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Deborah E. Reynolds
 Mailing Address 1117 A Trale Church Road
Amory, MS 38821
 Property Address 280 X 650 Lot - See legal
tbd, AL 00000 description

Grantee's Name Garry L. Cain
 Mailing Address 207 Stetson Lane
Alabaster, AL 35007
 Date of Sale April 22, 2022
 Total Purchase Price \$110,000.00
 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
 X 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 April 22, 2022

Print: Justin Smithman

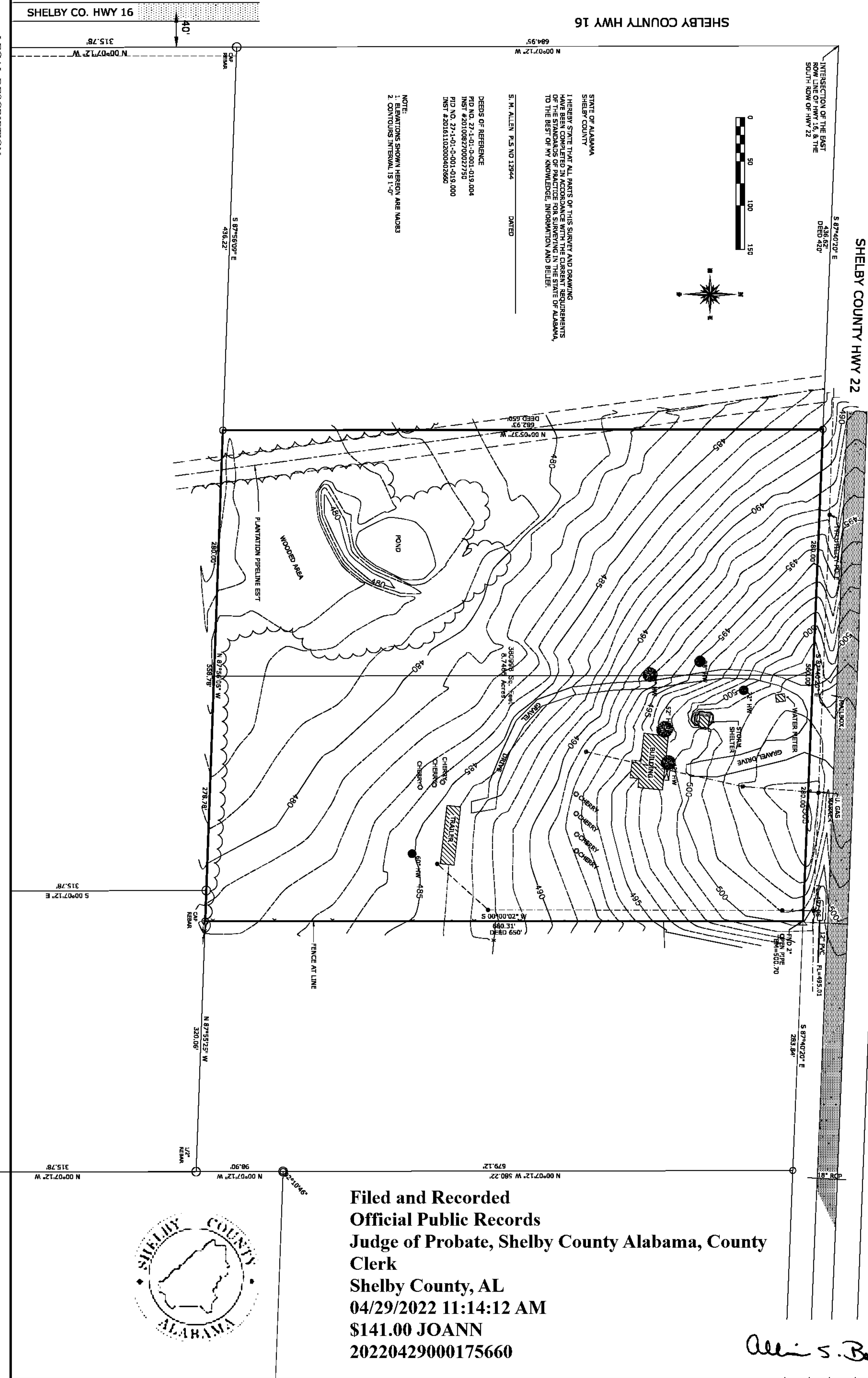
 Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

EXHIBIT A



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/29/2022 11:14:12 AM
\$141.00 JOANN
20220429000175660

Allen S. Bayl



LEGAL DESCRIPTION
PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 22 AND THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 16; THENCE RUN S 87°40'20" E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 22 FOR 436.62' (DEED 420) TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 560.00' TO A 2" OPEN PIPE; THENCE RUN S 00°00'02" W FOR 680.31' TO A CAP REBAR; THENCE RUN N 87°56'06" W FOR 558.78' TO A 1/2" REBAR; THENCE RUN N 00°05'37" E FOR 682.93' TO THE POINT OF BEGINNING, CONTAINING 8.75 ACRES.

DRAWN BY:	SMA	REVISIONS	PROJECT TOPOGRAPHICAL SURVEY	S.M. ALLEN PLS S.M. ALLEN, PLS 12944 9378 HIGHWAY 119 SUITE B ALABASTER, AL. 35007
DATE:	2-28-22		DATE OF FIELD SURVEY 2-2022	
DWG. NO.:	16584		BEARINGS AL STATE PLANE WEST	
APPROVED BY:	SMA		CLOSURE 1:20000	