

20220525000211520  
05/25/2022 11:09:54 AM  
DEEDS 1/2

**This Document Prepared By:**  
Gregory D. Harrelson, Esq.  
101 Riverchase Pkwy East  
Hoover, AL 35244

**Send Tax Notice To**  
Central State Bank  
PO Box 180  
Calera, AL 35040

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )     **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF SHELBY         )

That in consideration of ONE HUNDRED FIFTY THOUSAND SEVEN HUNDRED FIFTY and 00/100 Dollars (\$150,750.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Linda W. Barrett, a single woman, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Central State Bank, an Alabama Banking Corporation (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

A lot or parcel of land lying and being situated in Calera, Shelby County, Alabama, and being better known as the Old Western Auto building and being described as follows: Beginning at the intersection of 12th Street and 16th Avenue in the Town of Calera, Shelby County, Alabama, run 25 feet along 12th Street South on the East side thereof to the point of beginning, from said point as the point of beginning, continue to run in said direction along said 12th Street for 25 feet, thence run at a right angle east for 150 feet to an alley, thence run at a right angle north for 50 feet to the south side of 16th Avenue, thence run west along the South side of 16th Avenue for 75 feet, thence run at a right angle south for 25 feet, thence run at a right angle North for 75 feet to the East side of 12th Street. Lying and being situated in the Town of Calera, Shelby County, Alabama and including all improvements situated thereon.

**Subject to:**

1. Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

Linda W. Barrett is the remaining Grantee of that deed recorded at Inst # 1995-14796, William G Barrett having died on or about the 10<sup>th</sup> day of April, 1999.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

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

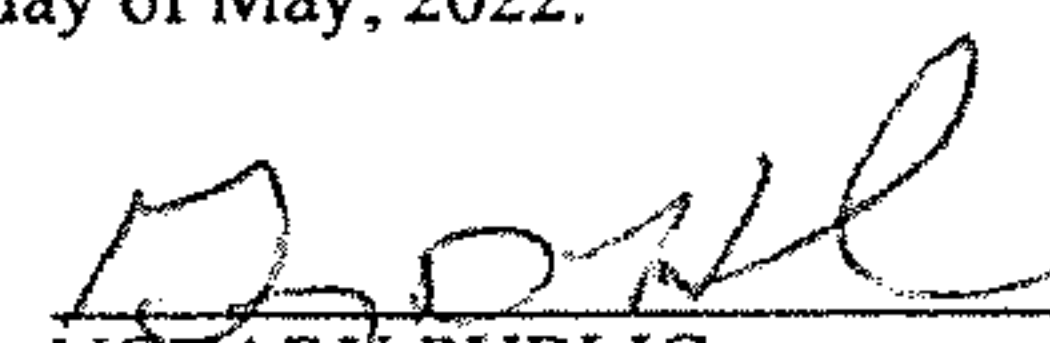
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 19th day of May, 2022.

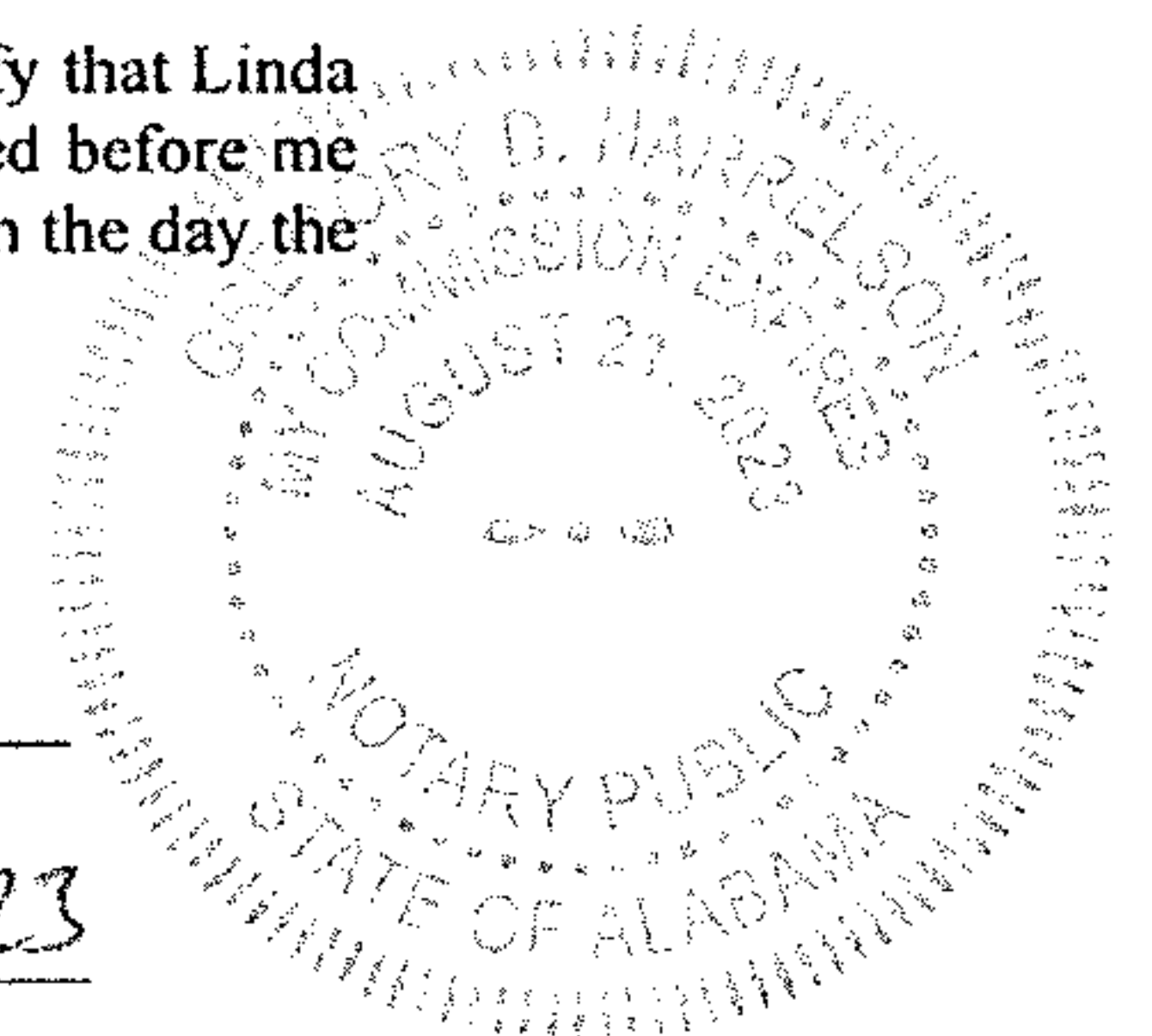
  
Linda W. Barrett

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Linda W. Barrett, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of May, 2022.

  
NOTARY PUBLIC  
My Commission Expires: 8/21/23



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

Grantor's Name Linda W. Barrett  
 Mailing Address 2700 Hwy 16  
Calera, AL 35040

Grantee's Name Central State Bank  
 Mailing Address PO Box 180  
Calera, AL 35040

Property Address 10828 Hwy 25  
Calera, AL 35040

Date of Sale 05/19/2022  
 Total Purchase Price \$ 150,750.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/25/2022 11:09:54 AM  
 \$176.00 JOANN  
 20220525000211520

or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_

*Allen S. Boyd*

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  
☒ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other \_\_\_\_\_

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 5-19-22

Print Linda W. Barrett

Unattested

Sign Linda Barrett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**