Send Tax Notice To: Vera Home Builders LLC This Instrument was Prepared by: 89 Keeler Mill Rd Mentevalle, Al 35-115 Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051 File No.: S-22-28300 WARRANTY DEED State of Alabama Know All Men by These Presents: County of Shelby That in consideration of the sum of Eighty Five Thousand Dollars and No Cents (\$85,000.00), 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, Lloyd Winslett, a <u>married</u> man, Donna Mathis, a <u>married</u> woman, Diane Chambers, a <u>Single</u> woman and Richard Norton, a <u>manylard</u> man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Vera Home Builders LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit; SEE EXHIBIT "A" ATTACHED HERETO 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. **\$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 10th day of June, 2022. Donna Mathis Lloyd Winslett Richard Norton Diane Chamber By Donna Mathis By Donna Mathis Attorney in Fact Attorney In Fact State of Alabama County of Shelby া, <u>Maska ে /. দি+rokas</u>√a Notary Public in and for the said County in said State, hereby certify that Lloyd Winslett, Donna Mathis and Donna Mathis as Attorney in Fact for Diane Chamber and Richard Norton, 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 10th day of June, 2022.

Notáry Public, Staté of Alabama

My Commission Expires:

EXHIBIT "A" LEGAL DESCRIPTION

Begin at the point of intersection of the Southwest right of way line of the Montevallo-Jemison Road (also known as Hwy. 155); with the West line of the E 1/2 of the NE 1/4 of NE 1/4 of section 11, Township 24, Range 12 East; thence run South along the West line of said E 1/2 of NE 1/4 of NE 1/4 and along the West line of the E 1/2 of SE 1/4 of NE 1/4 of said section, a distance of 300 feet to a point; thence run in a northeasterly direction to a point which is 280 feet southeast of the point of beginning, measuring along the southwesterly right of way line of said Montevallo-Jemison Highway; thence run in a northwesterly direction along said highway right of way line a distance of 280 feet to the point of beginning. Situated in Shelby County, Alabama.

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/14/2022 03:06:16 PM

\$115.00 CHERRY

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alli 5. Bush

Real Estate Sales Validation Form

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

Grantor's Name	Lloyd Winslett Donna Mathis Diane Chamber	Grantee's Name	Vera Home Builders LLC
Mailing Address	Richard Norton S495 1 Lwy 155 mon-lwell, At 3511	Mailing Address	PG Lacker M. M. R. S. 715 Mortwelle Al 57715
Property Address	8509 Highway 155 . Montevallo, AL 35115	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	
one) (Recordation Bill of Sale xx Sales Con Closing St	tract atement	ired) Appraisal Other	ng documentary evidence: (check
of this form is not re		structions	<u> </u>
current mailing add	-		nveying interest to property and their whom interest to property is being
Property address -	the physical address of the property l	being conveyed, if available.	
Date of Sale - the c	late on which interest to the property	was conveyed.	
Total purchase price the instrument offer	e - the total amount paid for the purched for record.	nase of the property, both rea	al and personal, being conveyed by
	property is not being sold, the true value for record. This may be evidence market value.	, , ,	The state of the s
valuation, of the pro		cial charged with the respons	market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h).
•	of my knowledge and belief that the i that any false statements claimed on <u>975</u> § 40-22-1 (h).		
Date <u>June 10, 2022</u>	<u>2</u>	Print Lloyd Winslett	
Unattested		Sign	
	(verified by)	(Grantor/0	Grantee/Owner/Agent) circle one Form RT-1