

This Instrument was Prepared by:

Send Tax Notice To: Vera HomeBuilders, LLC.

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

20220614000239010
06/14/2022 03:06:17 PM
DEEDS 1/3

89 Keeler Mill Rd
Montevallo, AL 35115

File No.: S-22-28302

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Thousand Dollars and No Cents (\$50,000.00)**, 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, Richard Norton, a married man, Donna Mathis, a married woman, Lloyd Winslett, a married man and Diane Chambers, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Vera HomeBuilders, 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.

.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.

[Signature]
Lloyd Winslett

[Signature]
Donna Mathis

[Signature]
Diane Chambers

[Signature]
Richard Norton

[Signature]
By Donna Mathis
Attorney In Fact

[Signature]
By Donna Mathis
Attorney In Fact

State of Alabama

County of Shelby

I, Michael T. Atchison, 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 Chambers 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.

[Signature]
Notary Public, State of Alabama

My Commission Expires: 9-1-24

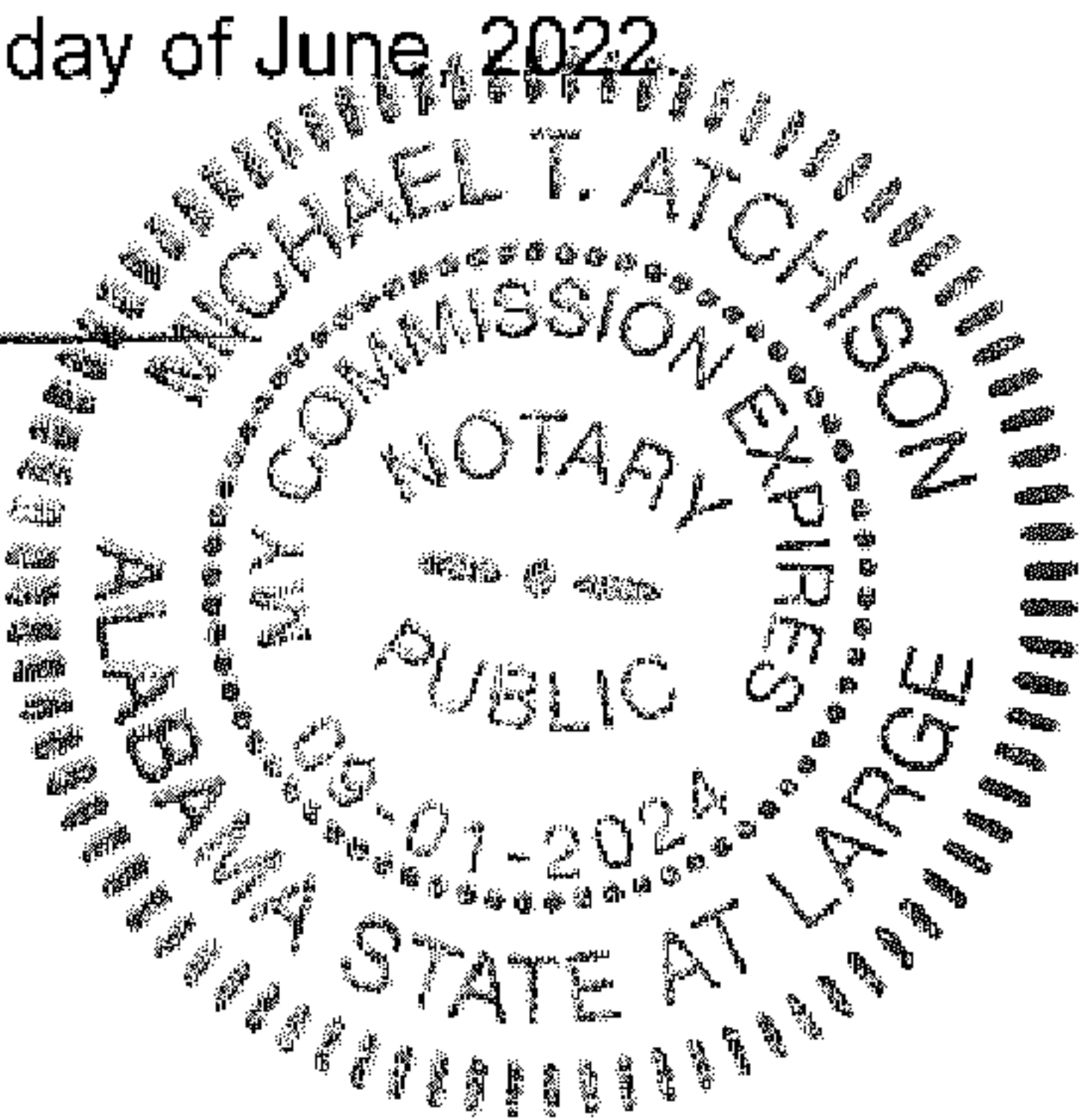


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the E 1/2 of the E 1/2 of the NE 1/4 of Section 11, Township 24 North, Range 12 East, described as follows: Begin at the NE corner of Section 11, Township 24 North, Range 12 East and run southerly along the East side of the said Section 11 for 1773.61 feet to an existing iron near the West right of way of State Highway No. 155; thence turn an angle of 134 degrees 54 minutes 15 seconds to the right and run northwesterly for 291.53 feet to the point of beginning (said point being on the West ROW of Hwy. No. 155); thence turn an angle of 61 degrees 07 minutes 50 seconds to the left and run southwesterly for 137.37 feet; thence turn an angle of 76 degrees 03 minutes 47 seconds to the left and run southerly for 50.78 feet to an existing iron on the NE corner of the parcel of land described in Deed Book 280, Page 94 in the Probate Judge's Office of Shelby County, Alabama; thence turn an angle of 79 degrees 57 minutes 57 seconds to the right and run southwesterly for 336.37 feet to a point on the West side of the E 1/2 of the E 1/2 of the NE 1/4 of said Section 11; thence turn an angle of 102 degrees 19 minutes 22 seconds to the right and run northerly along the West side of the said E 1/2 of the E 1/2 of the NE 1/4 for 159.68 feet; thence turn an angle of 55 degrees 19 minutes 09 seconds to the right and run northeasterly for 338.36 feet to a point on the West ROW of State Hwy. #155; thence turn an angle of 81 degrees 52 minutes 08 seconds to the right and run southeasterly along the said West ROW for 56.00 feet to a concrete ROW marker marking the beginning of a tangent curve concave northeasterly and having a radius of 9599.34 feet; thence run southeasterly along the curved West ROW, through a central angle of 1 degree 14 minutes 05 seconds for 206.85 feet back to the point of beginning. Situated in Shelby County, Alabama.

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 Chambers
Richard Notron

Grantee's Name Vera HomeBuilders, LLC.

Mailing Address 8495 Hwy 155
Montevallo, AL 35115

Mailing Address 89 Keeler Mill Rd
Montevallo, AL 35115

Property Address 36 Water Oak St.
Montevallo, AL 35115

Date of Sale June 10, 2022
Total Purchase Price \$50,000.00

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)

xx Bill of Sale
xx Sales Contract
xx Closing Statement

xx Appraisal
xx 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 of 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 June 10, 2022

Print Lloyd Winslett

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/14/2022 03:06:17 PM
\$78.00 CHERRY
20220614000239010

Allen S. Byrd