



20220628000257430 2/4 \$32.00
 Shelby Cnty Judge of Probate, AL
 06/28/2022 10:57:54 AM FILED/CERT

Subject to any and all easements, rights of way and restrictions of record.


Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.


And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

It is Agreed between the parties to this instrument that the same shall operate and have effect as though said mortgage had been foreclosed under the power contained in same, and the property herein described purchased by **Wallace Rentals, L.L.C., a duly authorized Alabama limited liability company**, the Grantee, for the sum of Seventy Thousand Nine Hundred Fifty Dollars and 94/100 (\$ 70,950.94).

In Testimony of All which the Grantor has hereunto set his/her hand and seal on this the the 16 Day of June, 2022.



Brandon Smith
Grantor



Chelsea Smith
Grantor

STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Brandon Smith* and *Chelsea Smith, a married couple*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 16 Day of



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June, 2022.

NOTARY PUBLIC

My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.



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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 Brandon & Chelsea Smith
Mailing Address 170 Hwy. 400
Shelby, AL 35143

Grantee's Name Wallace Rentals, LLC
Mailing Address P.O. Box 131
Thorsby, AL 35171

Property Address 170 Hwy. 400
Shelby, AL 35143

Date of Sale _____
Total Purchase Price \$ 75,600.-
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
- Sales Contract
- Closing Statement
- Appraisal
- Other Mortgage Note

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 6/16/22
Unattested

Print Brandon Smith
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)