20220706000268240 07/06/2022 02:10:02 PM DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Western REI, LLC
3360 Davey Allison Boulevard
Bessemer, AL 35023

STATE OF ALABAMA SHELBY COUNTY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$150,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Paula Hubbard, an unmarried woman, formerly known of record as Paula R. Loggins in that certain deed recorded as Inst. # 20090604000213910, the life tenant in said deed, Dale M. Monk having died on or about April 30, 2014 (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, Western REI, LLC, an Alabama Limited Liability Company (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:

Lot 1, according to the map and survey of the first addition to the R. E. Whaley Subdivision of the Town of Maylene, as recorded in Map Book 3, Page 120, in the Probate Office of Shelby County, Alabama.

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 6th day of July, 2022.

Paula Hubbard

STATE OF ALABAMA
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Paula Hubbard**, 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 6th day of July, 2022.

Notary Public

My Commission Expires:

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 Mailing Address	Paula Hubbard 6011 Park Place Sylvan Springs, AL 35118		Grantee's Name Mailing Address	Western REI, LLC  3360 Davey Allison  Bessemer, AL 35023	· · · · · · · · · · · · · · · · · · ·
Property Address	10741 Highway 17 Maylene, AL 35045		Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	<u>\$</u>	
<b>.</b>	rice or actual value clair ecordation of documenta			following docume	ntary evidence:
Bill of S X Sales Cor Closing		Appraisa? Other:			
•	ce document presented : s form is not required.	for recordation conta	ains all of the requi	ired information re	eferenced above,
	and mailing address - part mailing address.	Instruction of the name of the same of the		ns conveying inter	est to property
Grantee's name being conveyed	and mailing address - p	rovide the name of t	he person or perso	ns to whom interes	st to property is
	ss - the physical address to the property was conv		g conveyed, if ava	ilable. Date of Sak	e - the date on
<b></b> -	price - the total amount e instrument offered for	<b></b>	e of the property, b	oth real and perso	nal, being
conveyed by th	if the property is not being the instrument offered for assessor's current mark	record. This may be			<del></del>
current use valu	rovided and the value mulation, of the property as y for property tax purpo \$\fo\$ 40-22-1 (h).	s determined by the	local official charg	ed with the respon	asibility of
accurate. I furtl	est of my knowledge an ner understand that any f ed in <u>Code of Alabama l</u>	false statements clair			
Date July 6, 20	22		Print: Justin Smit	herman	<b>Dec</b> retation of the state of t
Unattest	ed (verified by)	Tilad and Dagandad	Sign Grantor/Grant	tee/ Owner/gent) circ	cle one
		Filed and Recorded Official Public Record Judge of Probate, She Clerk Shelby County, AL	ds		Form RT-1

07/06/2022 02:10:02 PM

alli 5. Beyl

**\$178.00 BRITTANI** 

20220706000268240