

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Douglas Funk
3183 Highway 93
Helena, AL 35080
20220718000280730
07/18/2022 08:59:11 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars (\$269,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Margaret Mills Thomas, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Douglas Funk (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Commence at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 13, Township 20 South, Range 4 West, thence run West along the North line of said quarter line on an azimuth of 272 degrees 02 minutes 30 seconds a distance of 462.06 feet to a point on the Northerly right of way of Shelby County Highway #93, said point being the point of beginning; thence proceed West along the previous course a distance of 200.00 feet; thence, an azimuth of 183 degrees 21 minutes 43 seconds Southerly a distance of 167.75 feet to the said Northerly right of way of said highway; thence an azimuth of 53 degrees 13 minutes Northeasterly along said right of way a distance of 262.14 feet to the point of beginning; lying and being in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$229,900.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 15 day of July, 20 22.

Margaret Mills Thomas
Margaret Mills Thomas

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Mills Thomas 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 on this 15 day of July, 20 22.

[Signature]
Notary Public

My commission expires: 6-7-24



Real Estate Sales Validation Form

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

Grantor's Name Margaret Mills Thomas

Grantee's Name Douglas Funk

Mailing Address 3183 Highway 93
Helena, AL 35080Mailing Address 3183 Highway 93
Helena, AL 35080Property Address 3183 Highway 93
Helena, AL 35080

Date of Sale July 15, 2022

Total Purchase Price \$269,900.00

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)☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf 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 - Margaret Mills Thomas, 3183 Highway 93, Helena, AL 35080.

Grantee's name and mailing address - Douglas Funk, 3183 Highway 93, Helena, AL 35080.

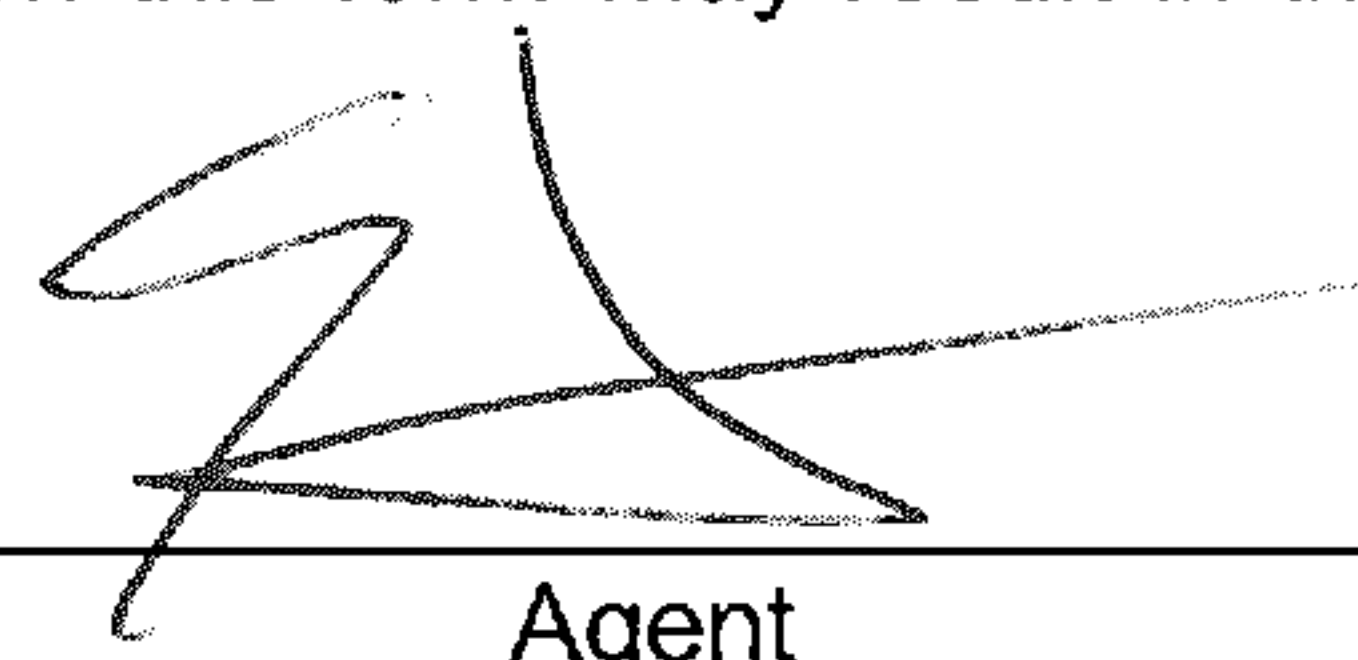
Property address - 3183 Highway 93, Helena, AL 35080

Date of Sale - July 15, 2022.

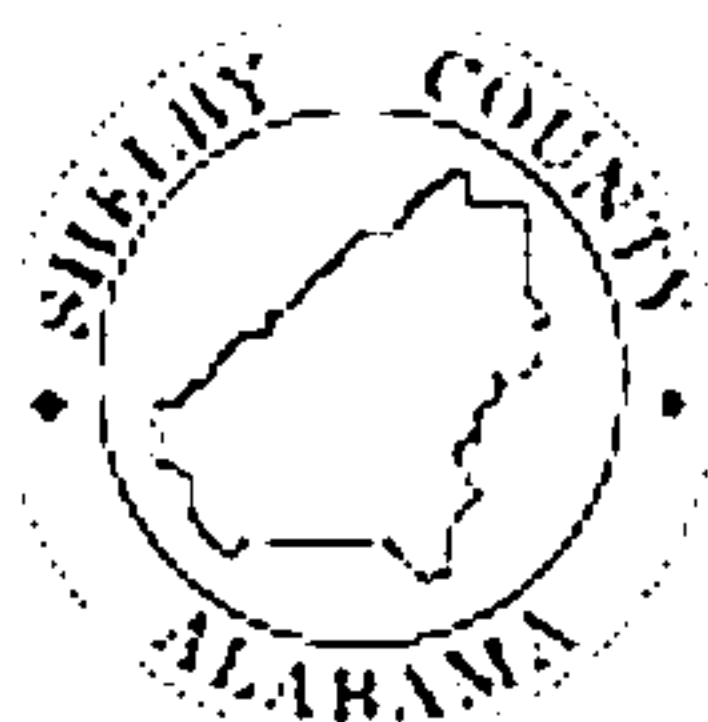
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered 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 with 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: July 15, 2022

Sign



Agent

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****07/18/2022 08:59:11 AM****\$68.00 BRITTANI****20220718000280730***Brittani S. Bayl*