

20220726000291810
07/26/2022 10:04:48 AM
DEEDS 1/3

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: 9-22-28481

Send Tax Notice To: Alec McInnish

185 Ridge Line Dr
Chase, AL 35043

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Fifty Two Thousand Five Hundred Dollars and No Cents (\$52,500.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, Superior Products Co. Inc., (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Alec McInnish, (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

\$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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sel. and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of July, 2022.

SUPERIOR PRODUCTS CO. INC.

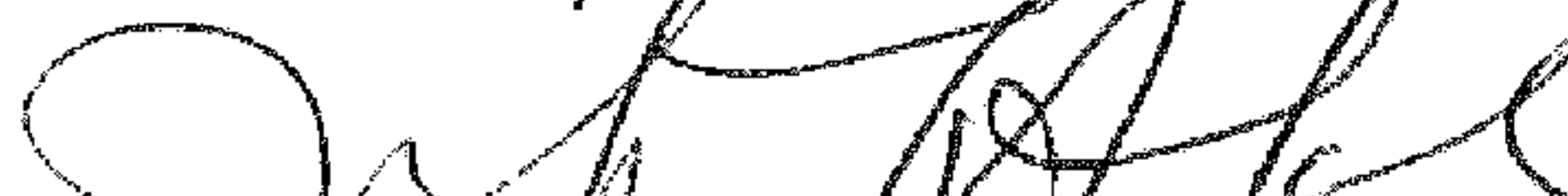

By Robin A Wade III
President

State of Alabama

County of Shelby
I, Michael T. Atchison

a Notary Public in and for said County in said State, hereby certify that Robin A. Wade III, as President of Superior Products Co. Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 22nd day of July, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

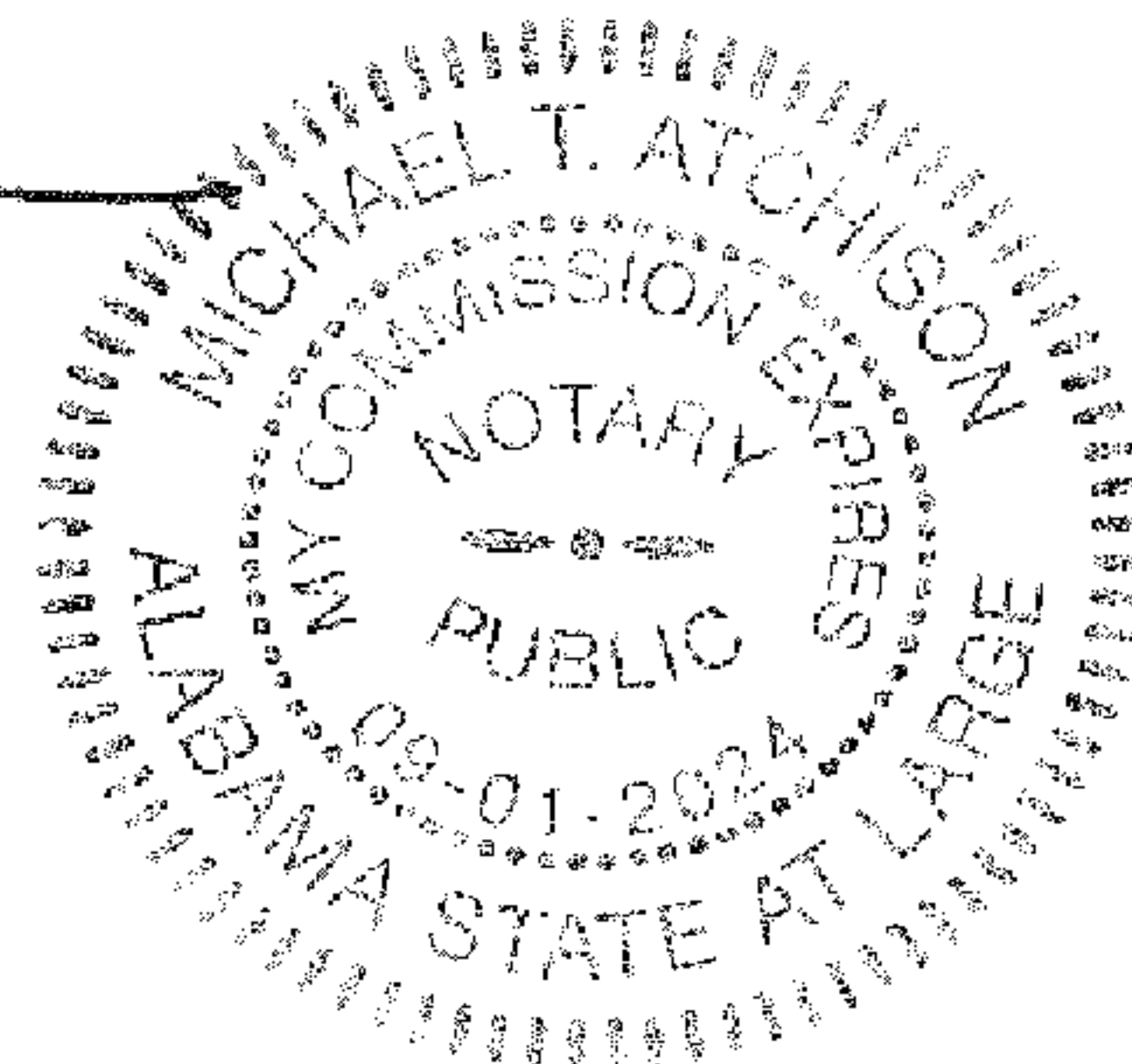


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 00 degrees 43 minutes 17 seconds East, a distance of 144.67 feet; thence South 00 degrees 44 minutes 28 seconds East, a distance of 651.98 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 520.00 feet; thence South 86 degrees 40 minutes 34 seconds West, a distance of 364.32 feet to a point on the easterly R.O.W. line of Shelby County Highway 61, 80' R.O.W., said point also being the beginning of a curve to the left, having a radius of 1476.07, a central angle of 20 degrees 41 minutes 16 seconds and subtended by a chord which bears North 14 degrees 48 minutes 11 seconds West and a chord distance of 530.07 feet; thence along the arc of said curve and said R.O.W. line, a distance of 532.97 feet; thence North 86 degrees 40 minutes 34 seconds East and leaving said R.O.W. line, a distance of 493.24 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.
According to the survey of Rodney Shiflett, dated December 4, 2006

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Superior Products Co. Inc.</u>	Grantee's Name	<u>Alec McInnish</u>
Mailing Address	<u>PO Box 39048</u> <u>B'ham AL 35208</u>	Mailing Address	<u>185 R. J. Line Dr</u> <u>Chattanooga, TN 37413</u>
Property Address	<u>0 Hwy 61</u> <u>Wilsonville 35186, AL</u>	Date of Sale	<u>July 22, 2022</u>
		Total Purchase Price	<u>\$52,500.00</u>
		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 Statement	

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 July 20, 2022

Print Superior Products Co. Inc.

Unattested

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

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/26/2022 10:04:48 AM
\$80.50 JOANN
20220726000291810

Form RT-1



Alex S. Boyd