

20220727000293900
07/27/2022 11:02:13 AM
DEEDS 1/2

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Briggs Arrington
4013 Charming Cross Lane
Hoover, AL 35226

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of **THIRTY THOUSAND and 00/100 Dollars (\$30,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Countryview, LLC, an Alabama limited liability company**, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Briggs Arrington** (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 10, according to the Survey of Country View Estates, Phase 3, as recorded in Map Book 51, Pages 41 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter;**
- 2. Mineral and Mining Rights not owned by Grantor;**
- 3. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record;**
- 4. Current Zoning and Use Restrictions.**

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Chad Watts as authorized Member of Countryview, LLC has set his signature and seal this the 14th day of July, 2022.

Countryview, LLC



By: Chad Watts
Its: Member
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

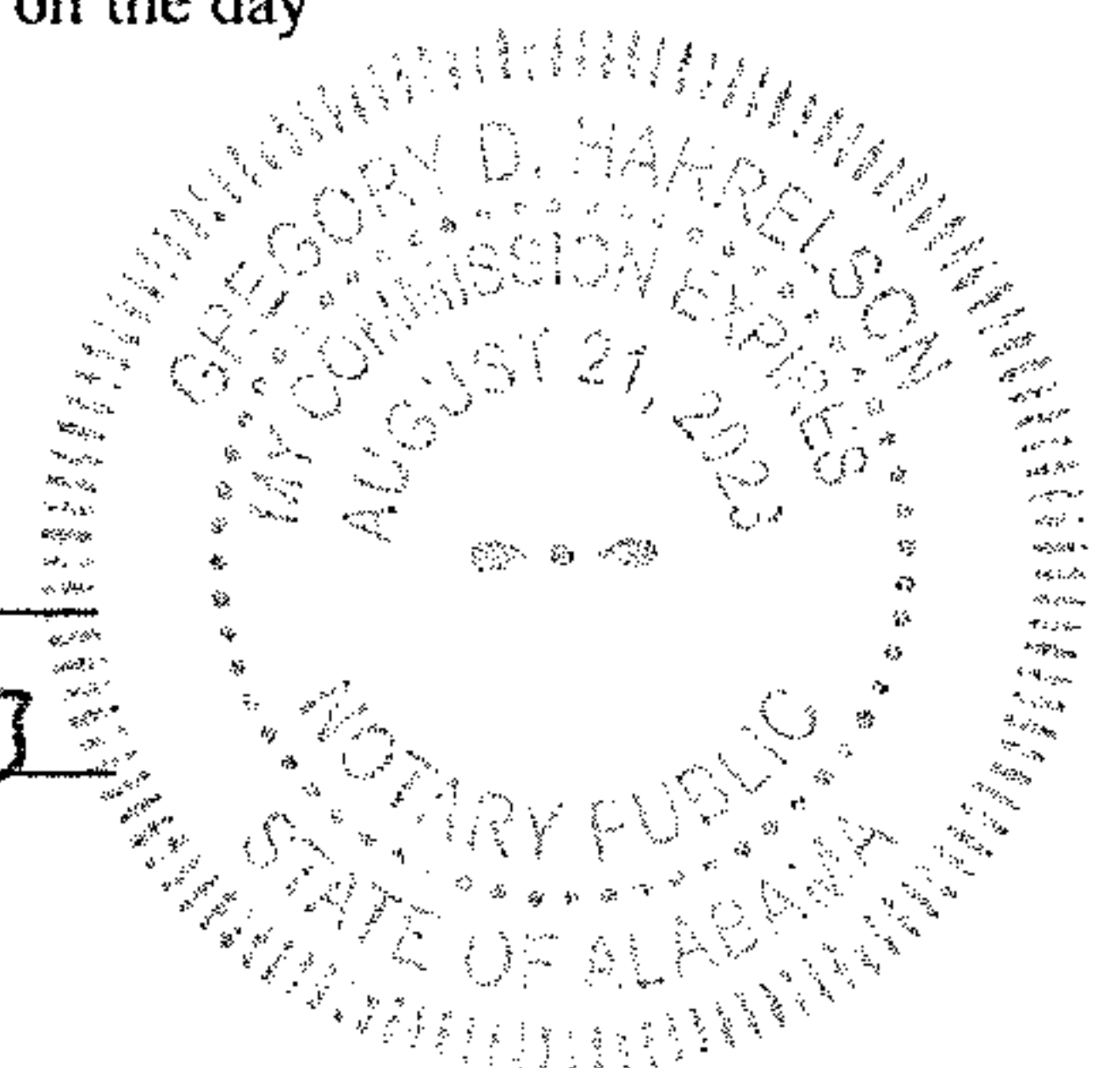
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Chad Watts, whose name as Member of Countryview, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such member and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this 14th day of July, 2022.



NOTARY PUBLIC

My Commission Expires: 8/21/23





Alvin S. Byrd II **Estate Sales Validation Form**

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

Grantor's Name Countryview, LLC
Mailing Address PO Box 180
Calera, AL 35040

Grantee's Name Briggs Arrington
Mailing Address 4013 Charming Cross Lane
Hoover, AL 35226

Property Address 332 Countryside Drive
Calera, AL 35040

Date of Sale 07/14/2022
Total Purchase Price \$ 30,000

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 _____

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 7-14-22

Print Chad Watts

Unattested _____
(verified by)

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