

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Wildcat Construction, LLC
10450 Hwy 280
Westover, AL 35147

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Seventy Six Thousand and No/100 (\$376,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Mike Morgan, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Wildcat Construction, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at the NE corner of the SW 1/4 of the NW 1/4 of Section 4, Township 20 South, Range 1 East; thence run westwardly along the North line of said 1/4-1/4 for a distance of 439.99 feet to the point of beginning; thence continue along last described course for a distance 439.99 feet to a point on a easterly right of a way line of Shelby County Highway No. 55; thence turn an angle to the left of 86 degrees 01 minute 54 seconds and run along said right of way line for a distance of 100.0 feet; thence turn an angle to the left of 93 degrees 57 minutes 16 seconds for a distance of 444.53 feet; thence turn an angle to the left of 88 degrees 38 minutes 24 seconds for a distance of 99.90 feet to the point of being beginning; being situated in Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.

Existing covenants and restrictions, easements, building lines and limitations of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.

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, successors and assigns, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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; that GRANTOR has a good right to sell and convey said Real Estate and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 8th day of September, 2022.

Liz C. Maple
Witness

M. Morgan
Mike Morgan

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mike Morgan, a married man, whose name 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 Instrument, he executed the same voluntarily on the day the same bears date.

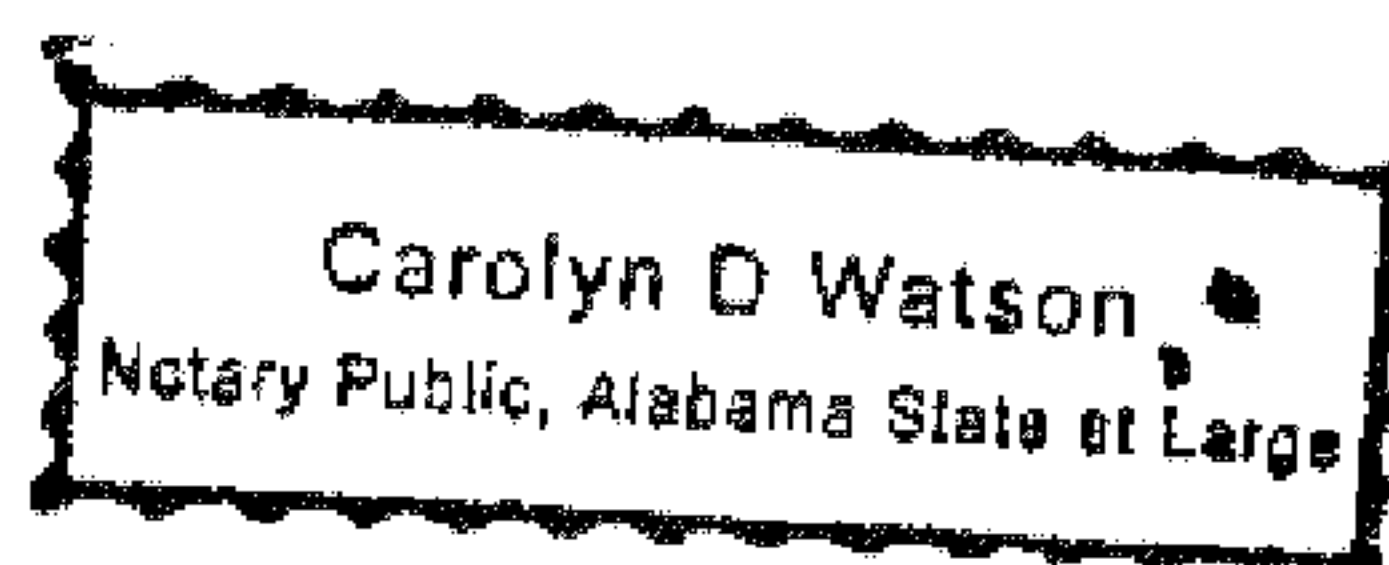
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of September, 2022.

Carolyn D. Watson

NOTARY PUBLIC

My Commission Expires: 9-20-2025

(must affix seal)



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

Grantor's Name	Mike Morgan	Grantee's Name	Wildcat Construction, LLC
	10450 Hwy 280		PO Box 423
Mailing Address	Westover, AL 35147	Mailing Address	Chelsea, AL 35043
Property Address	7488 Highway 55 Wilsonville, AL 35186	Date of Sale	September, 2022
		Total Purchase Price	\$ 376,000.00
		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/ Assessor's Appraised Value
☐ Sales Contract
☐ 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 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).

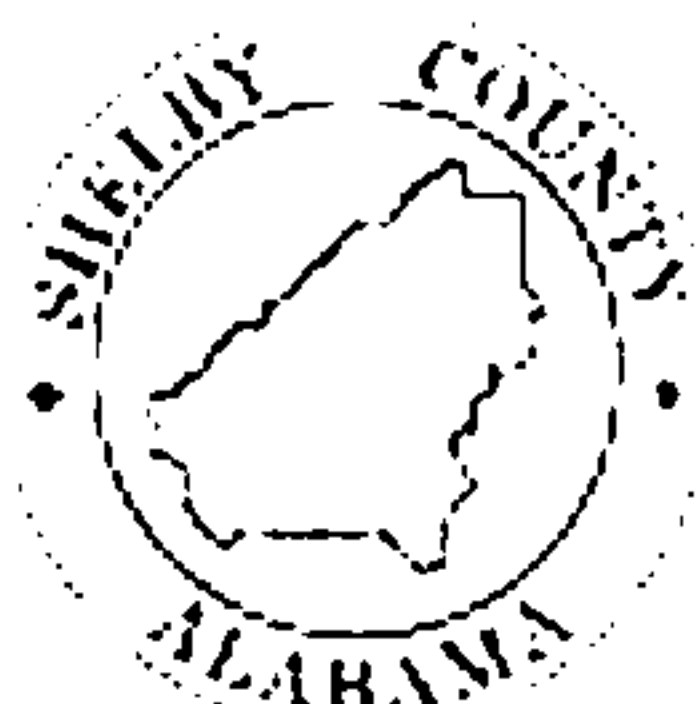
Date: _____

Unattested

(verified by)

Print: Mike Morgan

Sign: _____
(Grantor/Grantee/Owner/Agent) circle one



1/2574576.1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/12/2022 03:51:34 PM
\$29.00 BRITTANI
20220912000354490

Form RT-1

Allen S. Bevil