

20221007000383240  
10/07/2022 11:22:44 AM  
DEEDS 1/3

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

Send Tax Notice To:  
Wayne's Auto Sales, Inc  
1301 1<sup>st</sup> St North  
Alabaster, AL 35007

**WARRANTY DEED**

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

That in consideration of **TEN and 00/100 DOLLARS (\$10.00)** to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, **Brock Maddox, LLC, an Alabama limited liability company**, (herein referred to as (GRANTOR) does hereby grant, bargain, sell and convey unto **Waynes's Auto Sales, Inc, an Alabama corporation, and Matthew Wayne Graves**, (herein referred to as GRANTEEES), the following described real estate situated in Shelby County, Alabama to-wit:

**See Exhibit "A" Legal Description**

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 set-back lines and any other matters of record; (4) Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns, forever.  
And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs, successors 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 Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its duly authorized member, has hereunto set its signature and seal this the 26th day of September, 2022.

Brock Maddox, LLC

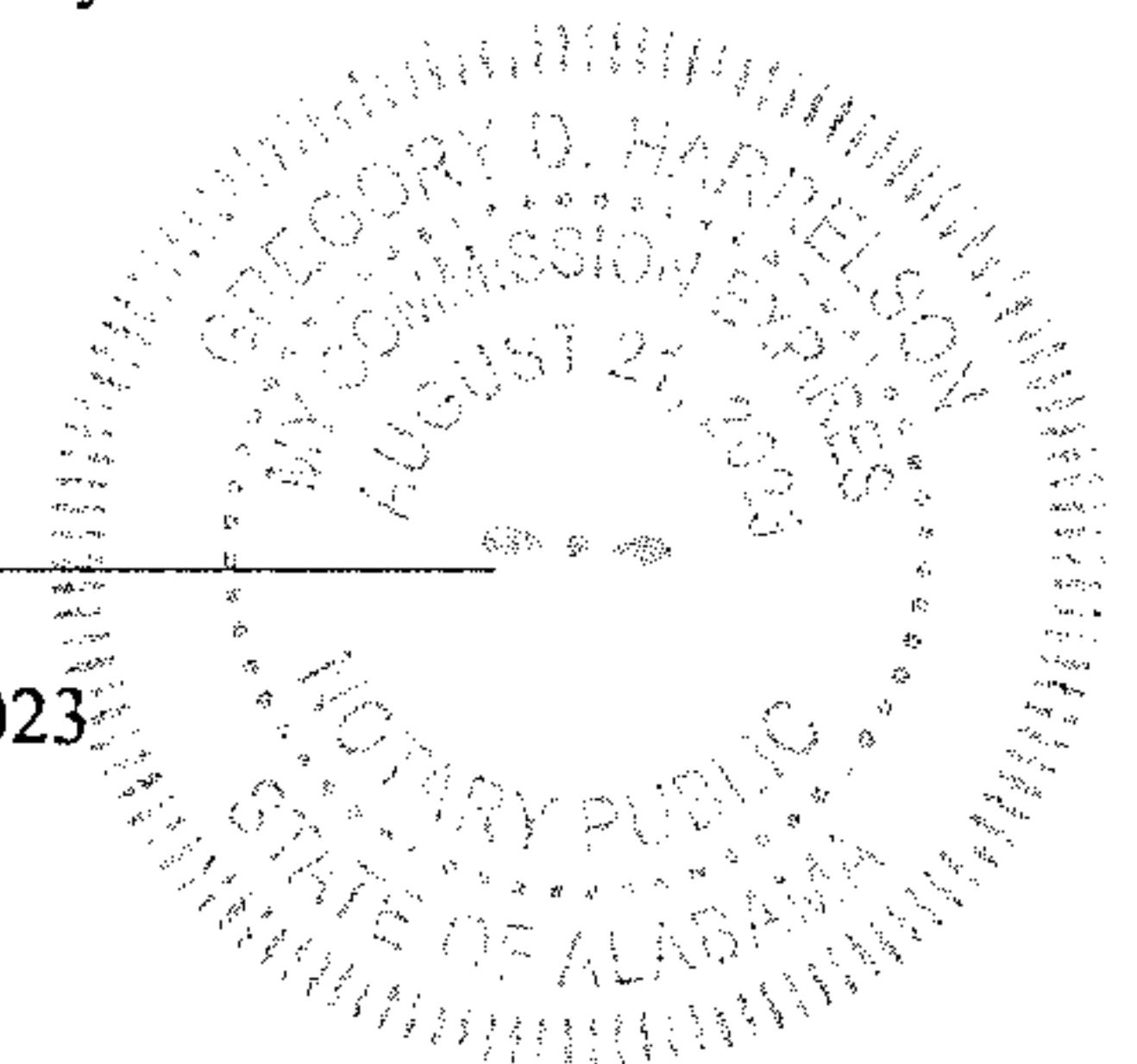
By: J Wayne Graves  
Its Member

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J Wayne Graves, whose name as Member of Brock Maddox, LLC, an Alabama limited liability company, 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 company on the day the same bears date.

Given under my hand and official seal, this the 26th day of September, 2022.

NOTARY PUBLIC  
My Commission Expires: 08/21/2023



**EXHIBIT "A"**

**Legal Description:**

**Parcel 1:**

**A part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West and the Southeast Quarter of the Southeast Quarter of Section 26, Township 20 South, Range 3 West, more particularly described as follows:**

**Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West and run East along the South line of said 1/4 1/4 section a distance of 130.60 feet to a point on the Westerly right of way line of U.S. Highway No. 31; thence turn an angle to the left of 75 degrees, 29 minutes and run Northerly along said Westerly right of way line a distance of 400.0 feet to the point of beginning; thence continue Northerly along said Westerly right of way line a distance of 160.0 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Westerly direction a distance of 318.23 feet to a point on the Easterly right of way of Louisville & Nashville Railroad; thence turn an angle to the left of 97 degrees, 38 minutes, 30 seconds and run Southerly along said Easterly right of way line a distance of 161.43 feet; thence turn an angle to the left of 82 degrees, 21 minutes, 30 seconds and run Easterly a distance of 296.76 feet to the point of beginning; being situated in Shelby County, Alabama.**

**Parcel 2:**

**Part of Lots 4 and 5, Block 1, George's Subdivision of Keystone, as recorded in the Probate Office of Shelby County, Alabama, in Plat Book 3, Pages 63 and 79 more particularly described as follows:**

**Begin at the Southwest corner of Section 25, Township 20 S, Range 3 West; run thence N 89°13' E along the S line of said section 258.5 feet to a point on the old right of way of US Highway 31; run thence at an angle of 75°33' left 340 feet to the original Southwest corner of Lot 4; run thence at an angle of 75°33' right 79.6 feet to a point on the new right of way of US Highway 31 for a point of beginning; thence continue on a prolongation of said line 120.4 feet to the Southeast corner of Lot 4; run thence at an angle of 75°33' left 129.9 feet; run thence at an angle of 90° left 116.6 feet to a point on the highway right of way; run thence at an angle of 90° 160 feet along the highway right of way to the point of beginning.**

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

Grantor's Name Brock Maddox, LLC  
 Mailing Address 1301 1st St N  
Alabaster, AL 35007

Grantee's Name Wayne's Auto Sales, Inc  
 Mailing Address Matthew Wayne Graves  
1301 1st St N  
Alabaster, AL 35007

Property Address 1301 & 1314 1st St N  
Alabaster, AL 35007

Date of Sale 09/22/2022

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 1,103,490.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/07/2022 11:22:44 AM  
 \$85.50 JOANN  
 20221007000383240



The purchase price or actual value ( Allen S. Bayl ) 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 Assessors Market Value

☐ 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 9/26/22

Print Jay G. SR.

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one