

20221123000432420
11/23/2022 02:30:00 PM
DEEDS 1/3

This Instrument was Prepared by:

Send Tax Notice To: Garry L Cain

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-22-28786

207 Stetson Ln
Alabaster AL 35007

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Sixty Nine Thousand Dollars and No Cents (\$269,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, David Sanders a single man and Tracy Sanders, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Garry L Cain, (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

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantors herein are all the heirs at law of Wayne Sanders, having died on June 22, 2022.

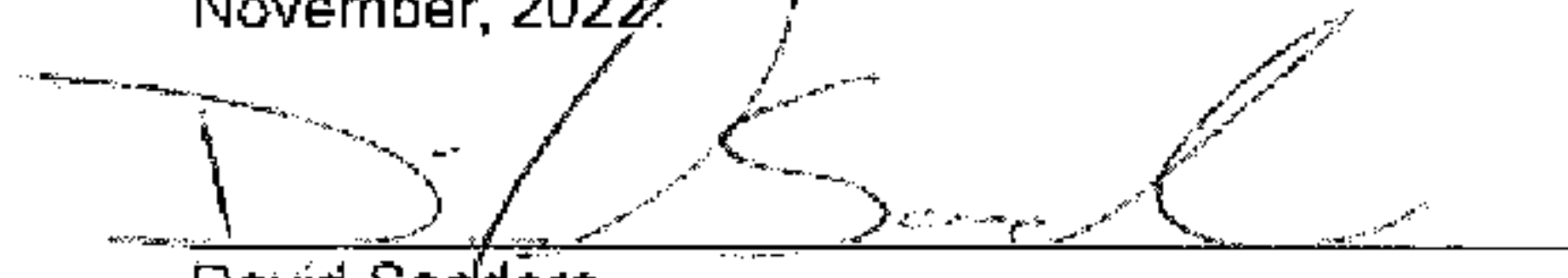
No part of the homestead of the Grantors herein or spouse, if any.


\$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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of November, 2022.


David Sanders

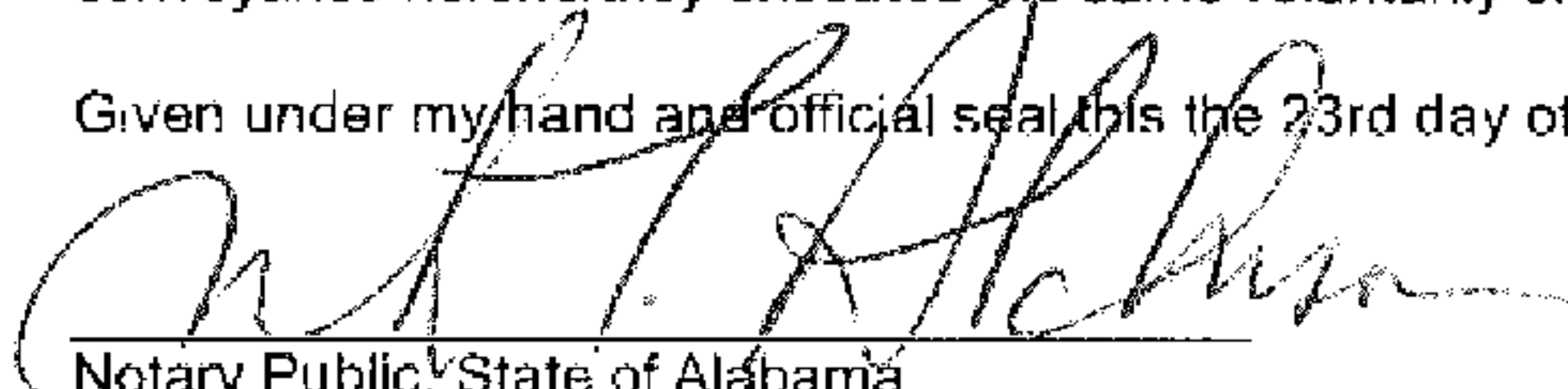

Tracy Sanders

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that David Sanders and Tracy Sanders, 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 this the 23rd day of November, 2022.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

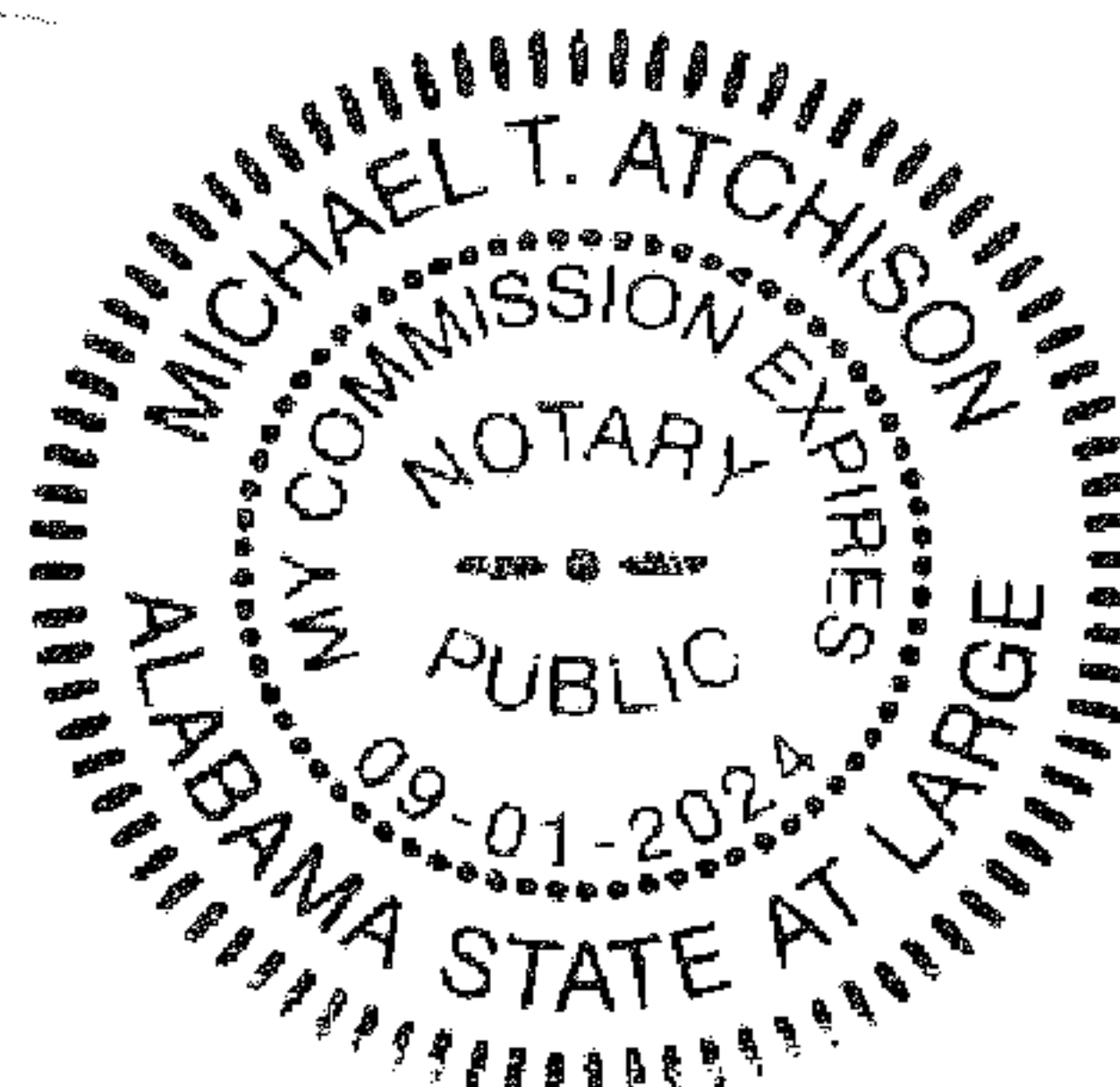


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the SW corner of the SE 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; thence Northerly along the West boundary line of said 1/4-1/4 section 200 feet to the point of beginning; thence continue Northerly along said West boundary 203.50 feet; thence Easterly along a line parallel to the South boundary of said 1/4-1/4 section 428.00 feet; thence Southerly along a line parallel to the said West boundary 203.50 feet; thence Westerly along a line parallel to said South boundary 428.00 feet to the point of beginning; being situated in Shelby County, Alabama.

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

Grantor's Name	David Sanders Tracy Sanders	Grantee's Name	Garry L Cain
Mailing Address	<u>313 Bedford Cir</u> <u>Calera, AL 35040</u>	Mailing Address	<u>207 Steffen Ln</u> <u>Ala 35001</u>
Property Address	<u>600 Highway 107</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>November 23, 2022</u>
		Total Purchase Price	<u>\$269,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 November 22, 2022

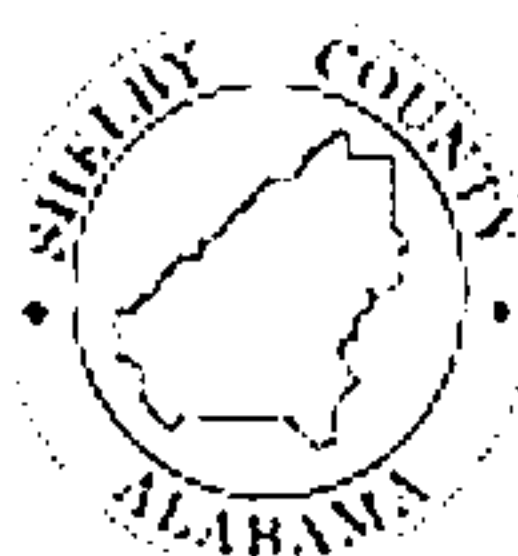
Print David Sanders

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/23/2022 02:30:00 PM
\$297.00 BRITTANI
20221123000432420

Form RT-1

Allen S. Boyd