

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Garry L. Cain
207 Stetson Lane
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Rose Office Systems Inc.**, an Alabama Corporation (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Garry L. Cain** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

PART OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, LYING SOUTH OF SHELBY COUNTY HIGHWAY 22, DESCRIBED AS FOLLOWS:

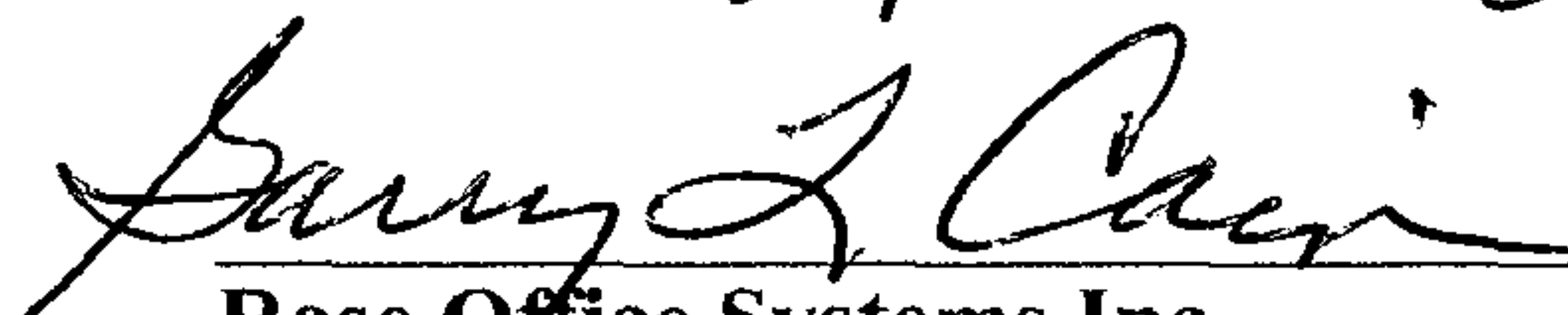
COMMENCE AT THE SW CORNER OF THE NW ¼ OF THE SE ¼ OF SAID SECTION 1; THENCE RUN N 00-07'12" E, ALONG THE WEST LINE OF SAID 1/4 - ¼ FOR 730.39' TO THE NW CORNER OF LOT 5, LEGACY OAKS AS RECORDED IN MAPBOOK 47, PAGE 80, IN THE SHELBY COUNTY PROBATE OFFICE; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 580.22' TO A POINT ON THE SOUTH LINE OF SAID SHELBY COUNTY HIGHWAY 22; THENCE RUN S 87-46'15" E, ALONG THE SOUTH LINE OF SAID HIGHWAY FOR 683.44' TO THE POINT OF BEGINNING; SAID POINT BEING THE POINT OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 7-22'31" AND A RADIUS OF 993.20'; THENCE RUN ALONG THE ARC OF SAID CURVE, AND ALONG THE SOUTH LINE OF SAID HIGHWAY, FOR 127.85'; THENCE, DEPARTING SAID CURVE, RUN S 00-06'10" E FOR 101.80'; THENCE RUN S 06-29'27" W FOR 71.26'; THENCE RUN N 83-59'26" W FOR 126.23'; THENCE RUN N 02-33'45" E FOR 172.91' TO THE POINT OF BEGINNING, CONTAINING 0.516 ACRES.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

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

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 24 day of OCTOBER, 2022.



 Rose Office Systems Inc.
 By: Garry L. Cain
 Its: President

STATE OF ALABAMA
Chilton COUNTY

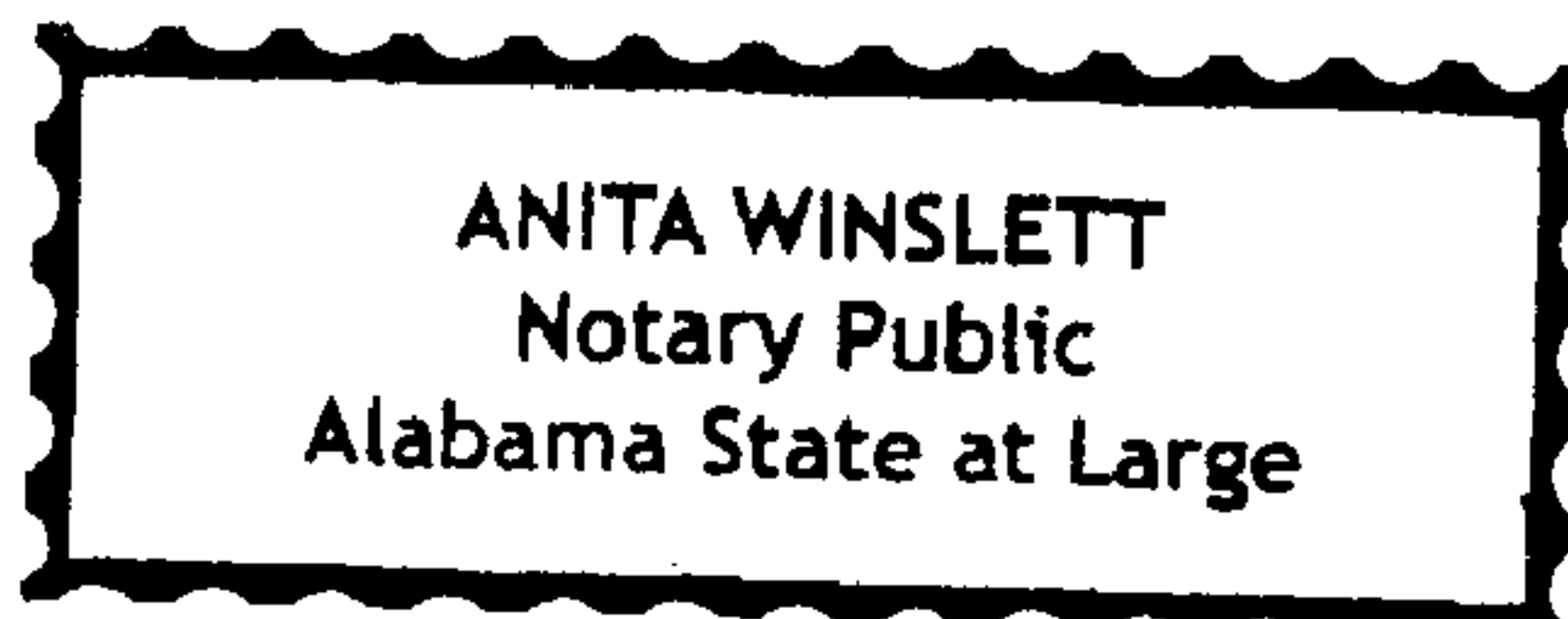
ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Garry L. Cain** whose name(s) as President of **Rose Office Systems Inc.**, an Alabama Corporation is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she/they, as such President and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of October, 2022.


 Notary Public

My Commission Expires: _____ My Commission Expires
 September 26, 2023



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Rose Office Systems Inc.Grantee's Name Garry L. CainMailing Address 1265 HWY 87
Calera, AL 35040Mailing Address 207 Stetson Lane
Alabaster, AL 35007Property Address 8154 HWY 22
Montevallo, AL 35115Date of Sale October 20, 2022Total Purchase Price \$110,000.00

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
☒ 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 10/24, 20 22Print: Garry L. CainSign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/06/2022 11:32:03 AM
\$138.00 BRITTANI
20221206000443000

Allen S. Bayl