

32.50
Tax 3.90
31.90

WARRANTY DEED

Prepared By: Michael Garrett
165 Starway Lane
Starrett AL 35147

State of Alabama
County of Shelby

20230123000017540 1/3 \$32.00
Shelby Cnty Judge of Probate, AL
01/23/2023 10:28:18 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Aundria Garrett, a single woman, Michael Garrett, a married man and Mark Garrett, a married man**, in the Probate Court of Shelby County, Alabama (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by **Michael Garrett** (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE ¼ of the NE ¼ of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama; thence N 89° 16' 00" W a distance of 58.13 feet to the Westerly ROW line of Alabama Highway 25; thence N 01° 26' 40" E and along said ROW line a distance of 391.53 feet to the point of beginning; thence continue N 01° 26' 40" E and along said ROW line a distance of 287.96 feet; thence N 87° 51' 01" W and leaving said ROW line a distance of 304.73 feet; thence S 01° 57' 24" W a distance of 288.94 feet; thence S 88° 02' 13" E a distance of 307.30 feet to the POINT OF BEGINNING. According to that certain survey dated June 4, 2021 by Rodney Shiflett, AL Reg. Number 21784.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

Property is not the homestead of grantor or his spouse.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 30th of September, 2022

Shelby County, AL 01/23/2023
State of Alabama
Deed Tax: \$4.00

Aundria Garrett
Aundria Garrett
Michael Garrett
Michael Garrett
Mark Garrett
Mark Garrett

STATE OF ALABAMA
COUNTY OF Shelby


20230123000017540 2/3 \$32.00
Shelby Cnty Judge of Probate, AL
01/23/2023 10:28:18 AM FILED/CERT

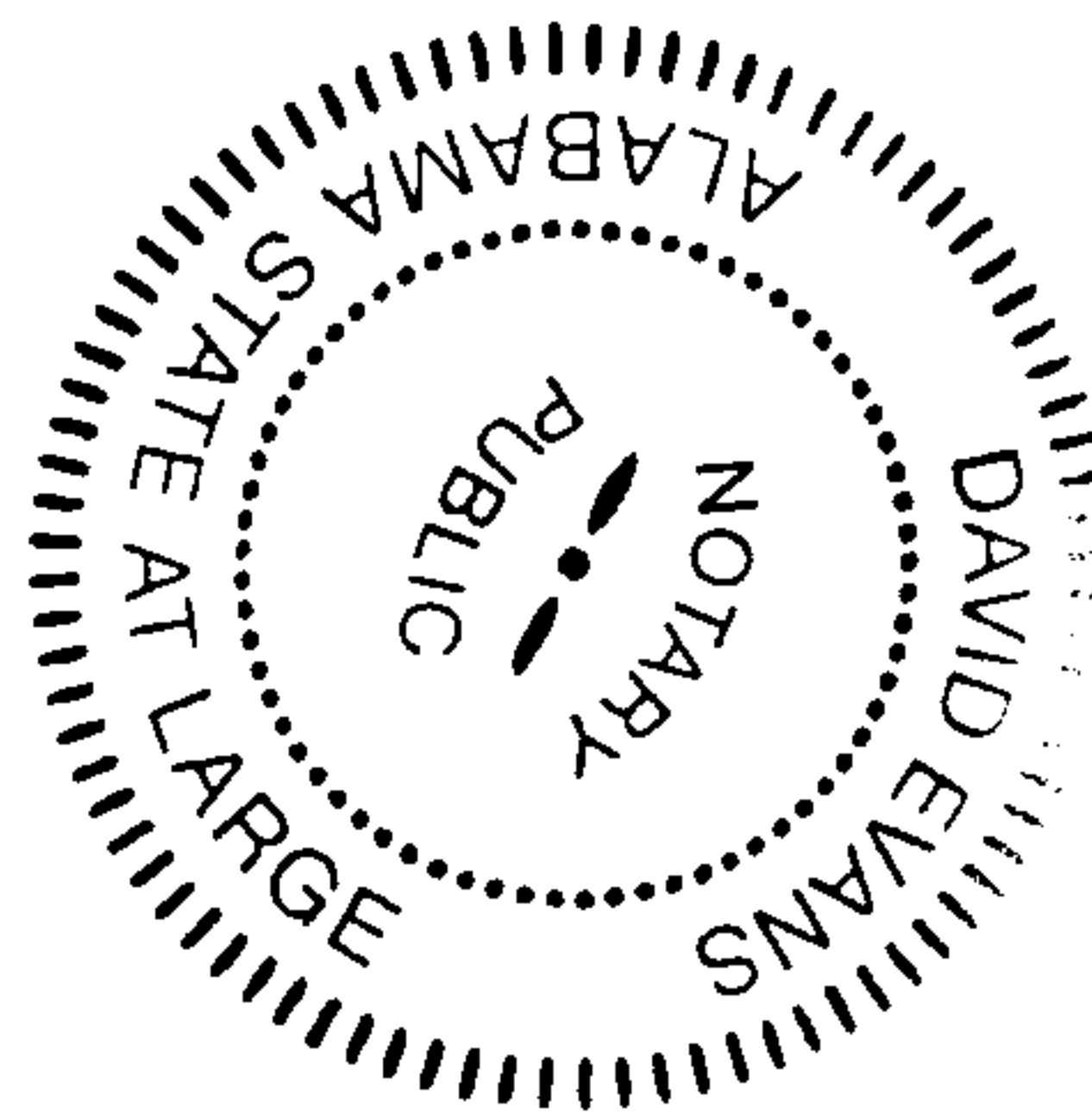
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Aundria Garrett, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, being informed of the contents of the said instrument; he/she/they executed the same voluntarily.

Given under my hand and official seal this 30th day of September, 2022.

David Evans

Notary Public
My Commission Expires: _____

DAVID EVANS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 08/06/24



STATE OF ALABAMA
COUNTY OF Shelby

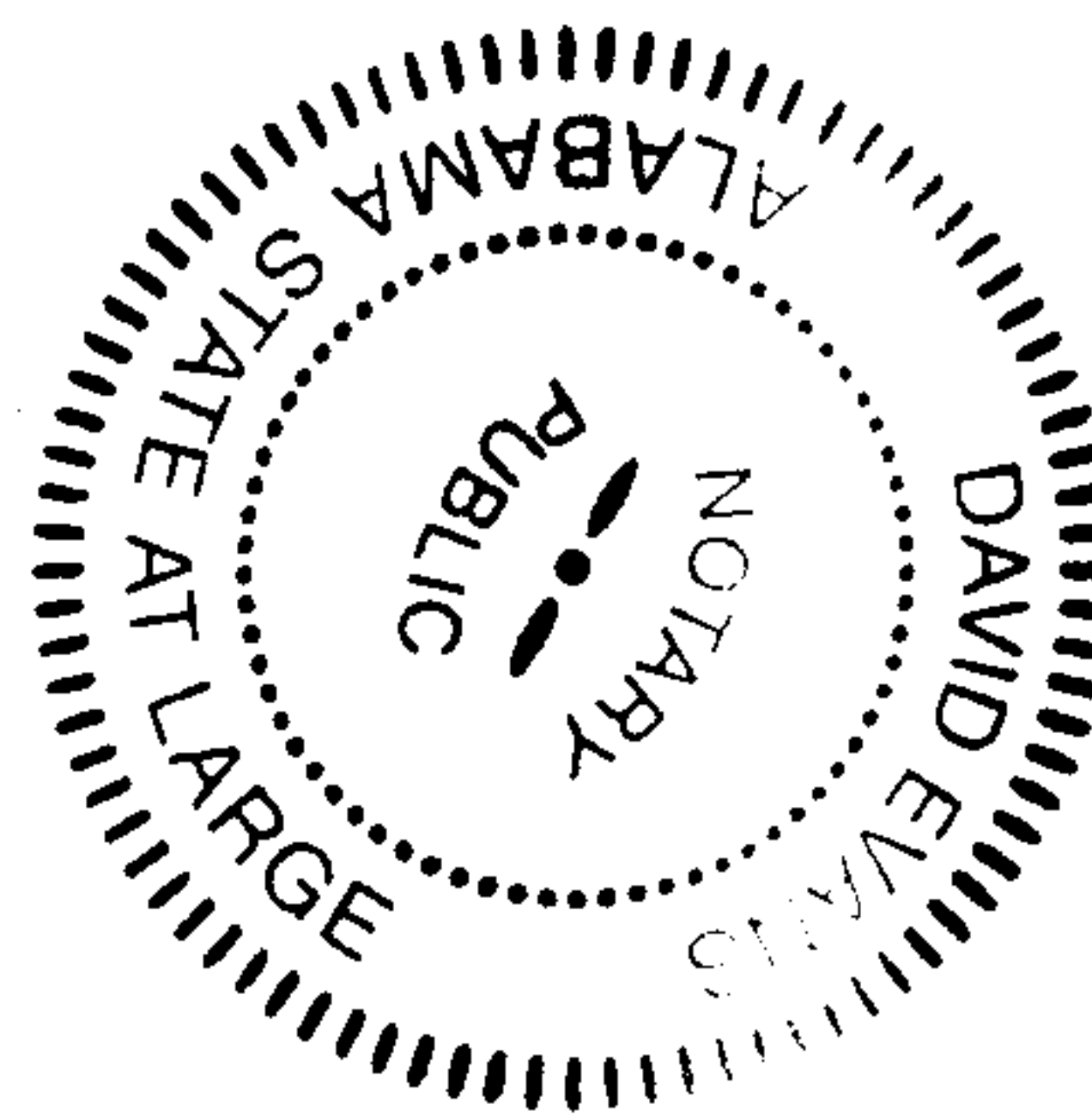
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael Garrett, ^{ME} whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, being informed of the contents of the said instrument; he/she/they executed the same voluntarily.

Given under my hand and official seal this 30th day of September, 2022.

David Evans

Notary Public
My Commission Expires: _____

DAVID EVANS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 08/06/24



STATE OF ALABAMA
COUNTY OF Shelby

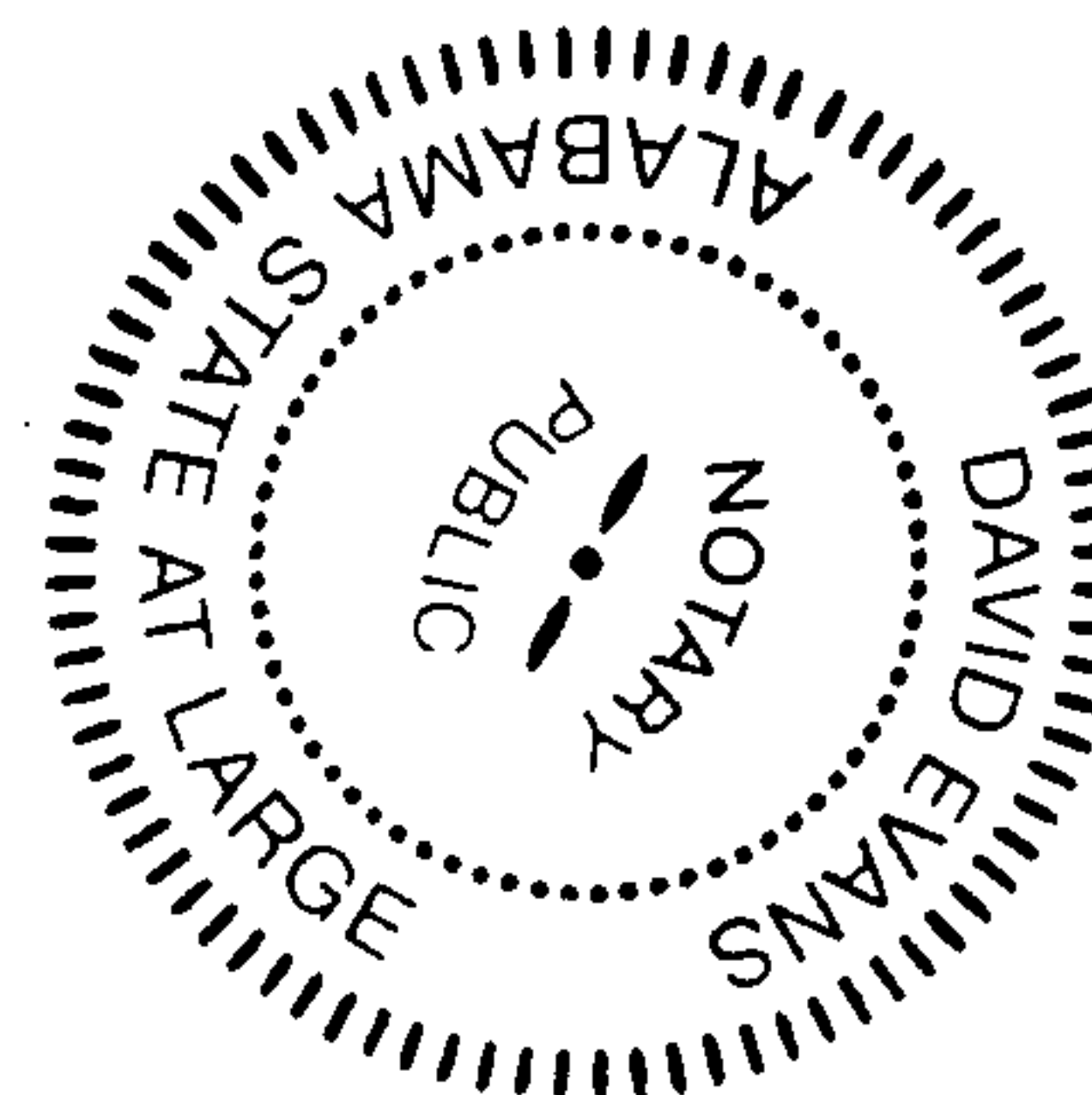
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mark Garrett, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, being informed of the contents of the said instrument; he/she/they executed the same voluntarily.

Given under my hand and official seal this 30th day of September, 2022.

David Evans

Notary Public
My Commission Expires: _____

DAVID EVANS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 08/06/24



Real Estate Sales Validation Form

20230123000017540 3/3 \$32.00
Shelby Cnty Judge of Probate, AL
01/23/2023 10:28:18 AM FILED/CERT

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

Grantor's Name Mark A Garrett

Grantee's Name

Michael Garrett

Mailing Address 127 Darnell Dr Vincent 35178

Mailing Address

165 Stormy Lane Sterrett AL 35147

Property Address 45873 Hwy 25 Vincent 35178

Date of Sale

9/30, 2022

Total Purchase Price

\$ 10.00

Or

Actual Value

\$ _____

Or

Assessor's Market Value

\$ 3870.00

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

☐ Appraisal
☒ Other: Tax Assessor

☐ 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 30th September 2022 Print David Evans

☐ Unattested

(verified by)

Sign

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