

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

Send Tax Notice to:
Garry Lynn 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 ONE MILLION TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$1,250,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Leslie H. Green and Susan Green, husband and wife** (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 Lynn 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:

SEE ATTACHED EXHIBIT "A"

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.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)

this the 5th day of April, 2023.

X Leslie H. Green
Leslie H. Green

X Susan Green
Susan Green

STATE OF ALABAMA
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Leslie H. Green and Susan Green**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of April, 2023.

Justin Smitherman
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Exhibit "A"
Property Description

A parcel of land located in the SE 1/4 of SE 1/4 of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SE 1/4 of SE 1/4 of Section 36, Township 21 South, Range 3 West; thence northerly along the West line of said 1/4 - 1/4 section 393.5 feet to the NW corner of the EANES property and the point of beginning of tract of land herein described; thence continue along the last mentioned course 487.5 feet to the SW corner of the BUCKER property; thence 94 degrees 12 minutes right easterly 420 feet; thence 94 degrees 12 minutes left northerly 210 feet; thence 94 degrees 12 minutes right easterly 913.62 feet to the East line of said 1/4 - 1/4 section; thence 85 degrees 56 minutes right southerly along said section line 1091 feet to the SE corner of said section; thence 94 degrees 04 minutes right westerly along the South line of said section 903.09 feet; thence 85 degrees 48 minutes right northerly 403.5 feet; thence 86 degrees 58 minutes left westerly 427.9 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except:

TRACT 16: ROW Legal Description

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast Corner of the Southeast Quarter of the Southeast Quarter of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; THENCE West along the South line of said quarter-quarter section for a distance of 1307.37 feet; THENCE turn an angle to the right 90 degrees 00 minutes 00 seconds and run in a northerly direction for a distance of 51.94 feet to a found crimp iron; THENCE turn an angle to the right of 92 degrees 16 minutes 30 seconds and run in an easterly direction for a distance of 9.57 feet to the East line of Shelby County Road 107; THENCE turn an angle of 94 degrees 14 minutes 37 seconds to the left and run in a northerly direction along the East present Right-of-Way margin of Shelby County Highway 107 for a distance of 391.28 feet to the POINT OF BEGINNING of additional right-of-way required of land herein described; THENCE continue along the East present Right-of-Way margin of Shelby County Highway 107 for a distance of 167.74 feet; THENCE turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in an easterly direction for a distance of 10.00 feet; THENCE turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a southerly direction for a distance of 168.17 feet; THENCE turn an angle to the right of 87 degrees 30 minutes 31 seconds and run in a westerly direction for a distance of 10.01 to the POINT OF BEGINNING, containing 0.04 acres, more or less.

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

File#: E-4811

Grantor's Name Leslie H. Green and Susan Green
 Mailing Address 636 Highway 107
Montevallo, AL 35115

Grantee's Name Garry Lynn Cain
 Mailing Address 207 Stetson Lane
Alabaster, AL 35007

Property Address 636 Highway 107
Montevallo, AL 35115

Date of Sale April 5, 2023
 Total Purchase Price \$1,250,000.00
 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
☒ Sales Contract ☐ Other:
☐ 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 April 5, 2023

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/06/2023 08:05:14 AM
 \$588.50 PAYGE
 20230406000095660

Allie S. Bayl

Form RT-1