

20230427000122220
04/27/2023 09:26:15 AM

This instrument is being re-recorded to correct DEEDS 1/3
the date of conveyance.

This instrument was Prepared by:

Send Tax Notice To: Four Mile Farm, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 36051

File No.: S-22-20510

2320 Highway 202
South
Birmingham, AL 35205

WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Four Hundred Forty Five Thousand Dollars and No Cents (\$445,000.00), 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, Kathleen Mary Guca, a Single woman, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Four Mile Farm, LLC, (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.

Kathleen Mary Guca and Kathleen Guca, are one in the same person.

\$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 20th day of April, 2023.

Kathleen M. Guca
Kathleen Mary Guca

State of Alabama

County of COOK

I, Mary Wolf, a Notary Public in and for the said County in said State, hereby certify that Kathleen Mary Guca, as to Parcel 1, 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 20 day of April, 2023.

Mary Wolf
Notary Public, State of Illinois
My Commission Expires: SEP 13, 2026



Poor Quality

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

The N 1/2 of the SW 1/4; and the East 1/2 of the SW 1/4 of SW 1/4, Section 28, Township 20 South, Range 1 East, Shelby County, Alabama.

PARCEL II:

All that Part of the NE 1/4 of the SE 1/4, Section 30, Township 20 South, Range 1 East, Shelby County, Alabama lying East of County Road #49 and South of the centerline of the Alabama Power Company that crosses said forty from Northwest to Southwest.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/23/2023 03:47:31 PM
 \$30.00 BRITTANI
 20230523000154680

Allen S. Bayl

20230427000122220 04/27/2023 09:26:15 AM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name	<u>Kathleen Mary Guca</u>	Grantee's Name	<u>Four Mile Farm, LLC</u>
Mailing Address	<u>1355 N Sanbury Ter</u>	Mailing Address	<u>2320 Highland Crest Court</u>
	<u>Chicago IL 60616</u>		<u>Birmingham, AL 35205</u>
Property Address	<u>Chelsea, AL 35043</u>	Date of Sale	<u>May 20, 2023</u>
		Total Purchase Price	<u>\$445,000.00</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 April 18, 2023

Unattested

(verified by)

Print Kathleen Mary Guca

Sign Kathleen M. Guca
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/27/2023 09:26:15 AM
 \$474.00 BRITTANI
 20230427000122220

Form RT-1

Allen S. Bayl