

This Instrument was Prepared by:

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

File No.: S-23-29160

Send Tax Notice To: The Neighborhood Plumber, Inc.

PO Box 1409
Albaster, 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 Ninety Thousand Dollars and No Cents (\$290,000.00)**, 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, **The Marital Trust created under the Will of William Larry Clayton, deceased, Probate Case PR-2009-000742, in the Probate Office of Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **The Neighborhood Plumber, Inc.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

Lot 20, according to the Survey of Airpark Industrial Complex, as recorded in Map Book 19, Page 116, in the Probate Office of Shelby County, Alabama.

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.


\$252,000.00 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.

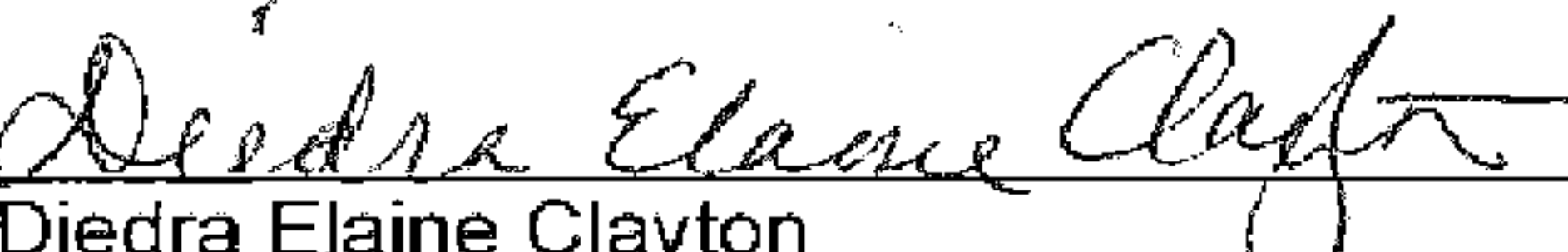
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 14th day of June, 2023.

THE MARITAL TRUST CREATED UNDER THE
WILL OF WILLIAM LARRY CLAYTON, DECEASED,
PROBATE CASE PR-2009-000742, IN THE
PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA


Delton Lane Clayton
Trustee


Cathy Goff Clayton
Trustee


Diedra Elaine Clayton
Trustee

State of Alabama

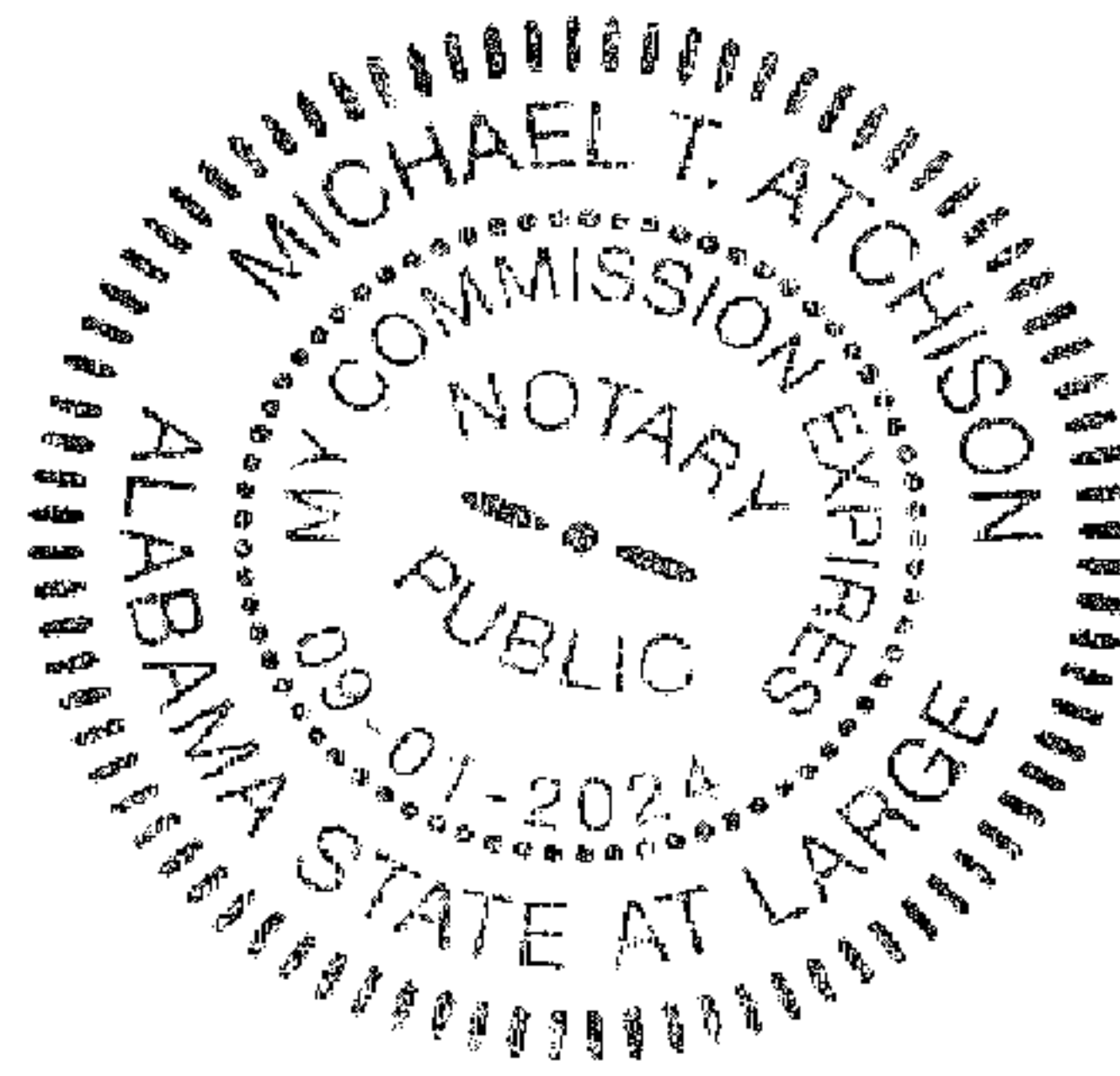
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Delton Lane Clayton, Cathy Goff Clayton and Diedra Elaine Clayton as Trustees of The Marital Trust created under the Will of William Larry Clayton, deceased, Probate Case PR-2009-000742, in the Probate Office of Shelby County, Alabama, 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 14th day of June, 2023.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-01-2024



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

Grantor's Name The Marital Trust created under the
Will of William Larry Clayton,
deceased, Probate Case
PR-2009-000742, in the Probate
Office of Shelby County, Alabama

Mailing Address 1010 Bridle Ln
Helena, AL 35080

Property Address Airpark Industrial Road
Alabaster, AL 35007

Grantee's Name The Neighborhood Plumber, Inc.

Mailing Address P.O. Box 1409
Alabaster, AL 35007

Date of Sale June 14, 2023
Total Purchase Price \$290,000.00
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)

<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 June 14, 2023

Print The Marital Trust created under the Will of William
Larry Clayton, deceased, Probate Case
PR-2009-000742, in the Probate Office of Shelby

Form RT-1

Unattested

(verified by)

Sign

County, Alabama

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/15/2023 08:43:50 AM
\$69.00 PAYGE
20230615000179320**

Allen S. Beyer