

This Instrument was Prepared by:

Send Tax Notice To: Chad Viator

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

File No.: S-23-29031

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Thirty Thousand Dollars and No Cents (\$430,000.00)**, 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, **Jack Freeman and Kirsten Freeman**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Chad Viator**, (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.

\$391,837.00 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 21st day of July, 2023.

Jack Freeman

Kirsten Freeman

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Jack Freeman and Kirsten Freeman, 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 21st day of July, 2023.

April Clark
Notary Public, State of Alabama
April Clark
My Commission Expires: September 01, 2024

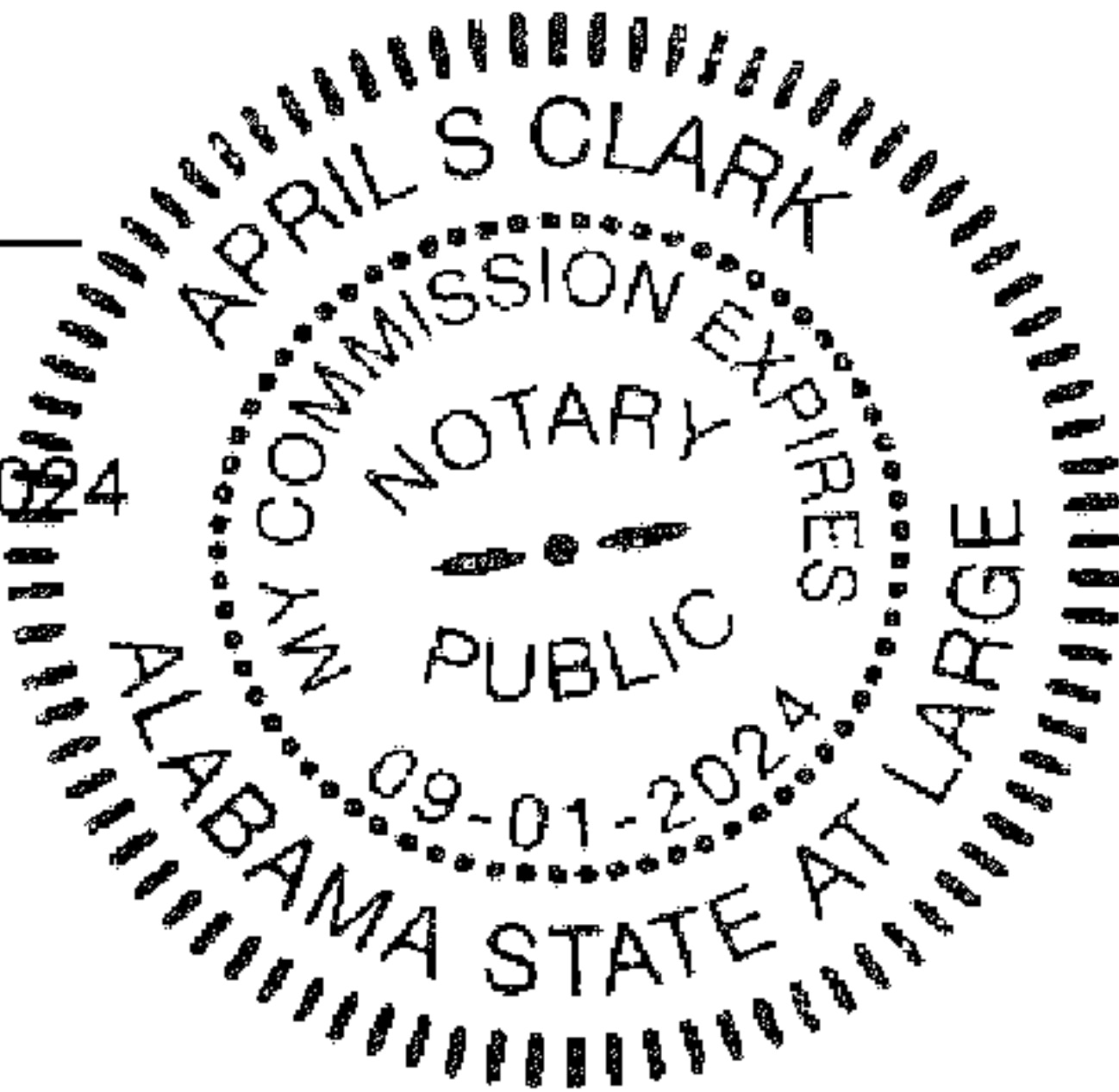


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in the Northeast one-quarter of the Southeast one-quarter and the Southeast one-quarter of the Southeast one-quarter, Section 19, Township 20 South, Range 2 East, and more particularly described as follows: Starting at an iron marker at the Northwest corner of the said Southeast one-quarter of Southeast one-quarter, Section 19, Township 20 South, Range 2 East, which is the point of beginning, run southerly along the West boundary line of said Southeast one-quarter of Southeast one-quarter a distance of 135.7 feet to an iron marker; thence turn 90 degrees 00 minutes to the left and run easterly a distance of 1185.7 feet to an iron marker on the West right of way line of Shelby County highway 441 (Yellow Lear-Robinson Public Road); thence run northeasterly along said West right of way line of said highway No. 441, along curve to the left a distance of 362.0 feet to an iron marker on said West right of way line of said highway No. 441; thence from a chord of the preceding iron marker, turn an angle of 103 degrees 15 minutes to the left and run westerly 1265.1 feet to an iron marker on the West boundary of said Northeast one-quarter of Southeast one-quarter; thence run southerly along said West boundary line of said Northeast one-quarter of Southeast one-quarter a distance of 217.3 feet to the point of beginning. According to Undated survey of Lewis M. Armstrong, RLS No. 2201. Situated in Shelby County, Alabama.

16

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>Jack Freeman</u> <u>Kirsten Freeman</u>	Grantee's Name <u>Chad Viator</u>
Mailing Address <u>1601 10th St. E</u> <u>Tuscaloosa, AL 35404</u>	Mailing Address <u>1495 Hwy 441</u> <u>Wilsonville AL 35186</u>
Property Address <u>1495 Highway 441</u> <u>Wilsonville, AL 35186</u>	Date of Sale <u>July 21, 2023</u> Total Purchase Price <u>\$430,000.00</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)

☐ Bill of Sale ☒ Sales Contract ☐ Closing Statement	☐ Appraisal ☐ Other
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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 July 20, 2023

Print Jack Freeman

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/24/2023 11:59:13 AM
 \$66.50 JOANN
 20230724000220890

Allen S. Bayl

Form RT-1

