



EXHIBIT "A"
LEGAL DESCRIPTION

Lots 19, 20 and 21, according to Central Hills Subdivision in the Town of Wilsonville, First Addition, as shown by map recorded in Map Book 4, Page 52, in the Probate Office of Shelby County, Alabama.

Subject to restrictive covenants and conditions filed for record on March 29, 1960 in Map Book 4, Page 52, in the Probate Office of Shelby County, Alabama.

Cul-de-sac located along the West side of Oakland Avenue, and adjacent to Lots 18, 29, and 20, 1st addition to Central Hills Subdivision, according to map of said subdivision recorded in Map Book 4, Page 52, Office of Judge of Probate of Shelby County, Alabama, subject to protective covenants, restrictions, easement and rights of way of record.

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

Grantor's Name	Ian Walker Lauren Walker	Grantee's Name	Michael Alvin Gassaway
Mailing Address	<u>1631 Highway 47</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>195 Oakland Ave</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>195 Oakland Ave.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>September 20, 2023</u>
		Total Purchase Price	<u>\$240,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 September 20, 2023

Print Ian Walker

Unattested Filed and Recorded

Sign *Ian Walker*

(Grantor/Grantee/Owner/Agent) circle one



Official Public Records (verified by)
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/21/2023 11:17:13 AM
\$29.00 JOANN
20230921000283330

Allen S. Bayl

Form RT-1