

Send Tax Notice To & This Instrument Prepared By:
Benjamin Garrett Merkel
3248 Hwy. 51
Wilsonville, AL 35186

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY



20231012000302860 1/4 \$156.00
Shelby Cnty Judge of Probate, AL
10/12/2023 01:16:08 PM FILED/CERT

Know All Men by These Presents: That in consideration of *One Hundred Twenty Five Thousand Dollars (\$125,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I or we,

Ricky J. Cloutier and Marna D. Cloutier, husband and wife,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

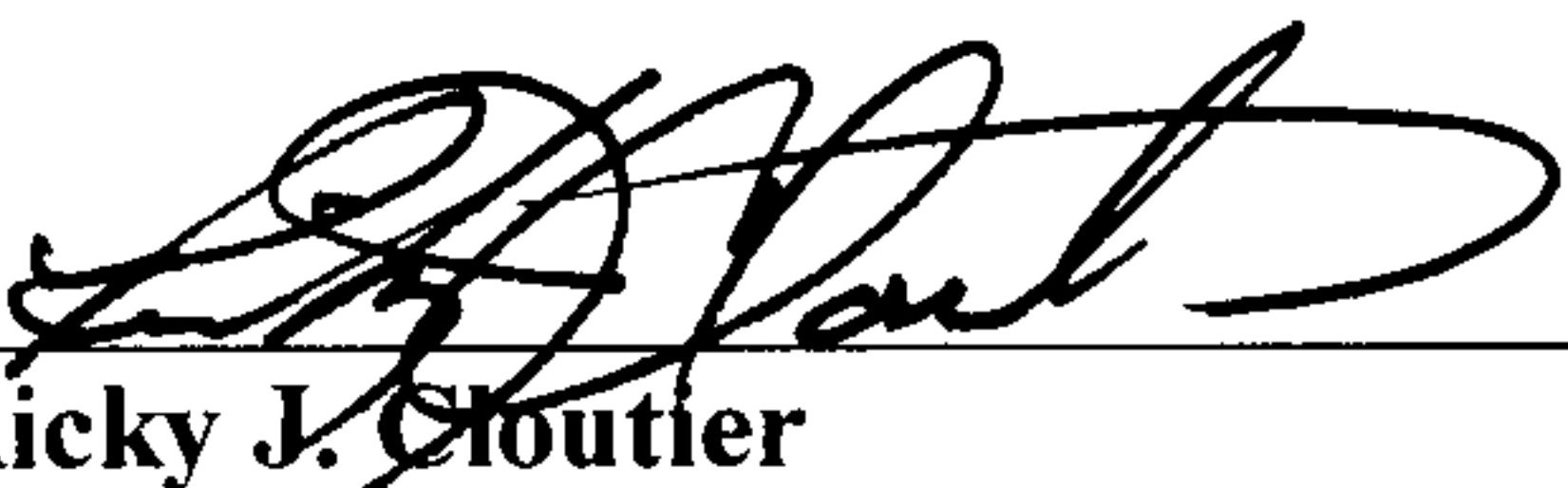
Benjamin Garrett Merkel,

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

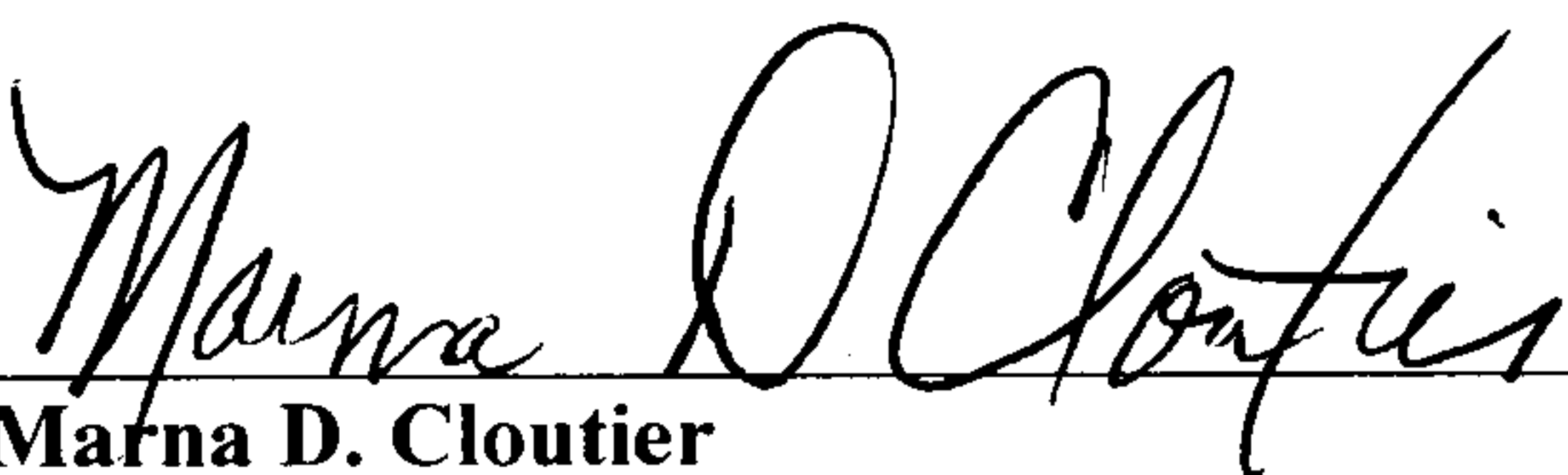
See Attached Exhibit "A" Legal Description

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 said grantee(s), his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this **9th day of October, 2023.**



Ricky J. Cloutier (Seal)



Marna D. Cloutier (Seal)

Shelby County, AL 10/12/2023
State of Alabama
Deed Tax: \$125.00

STATE OF ALABAMA

COUNTY OF Talladega

20231012000302860 2/4 \$156.00
Shelby Cnty Judge of Probate, AL
10/12/2023 01:16:08 PM FILED/CERT

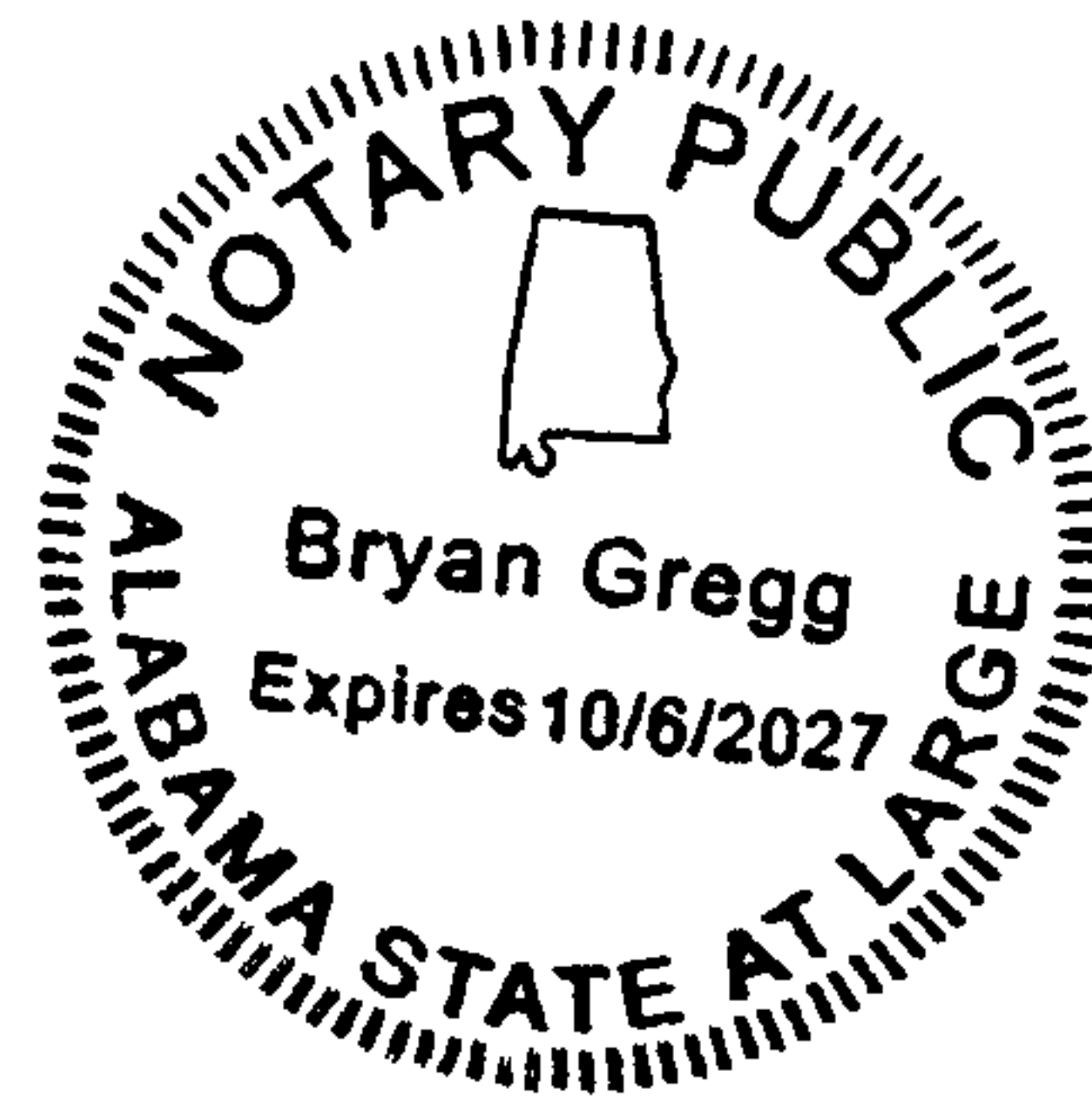
I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Ricky J. Cloutier and Marna D. Cloutier**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 9th day of October, 2023.



Notary Public

My Commission Expires: 10-6-2027





20231012000302860 3/4 \$156.00
Shelby Cnty Judge of Probate, AL
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Exhibit "A" Legal Description

Lot 2, according to the Preliminary Plat of Cloutier Subdivision, as recorded in Map Book 39, Page 32, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.

20231012000302860 4/4 \$156.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Ricky J. Cloutier and
Mailing Address Marna D. Cloutier
3300 Hwy. 51
Wilsonville, AL 35186

Grantee's Name Benjamin Garrett Merkel
Mailing Address 3248 Hwy. 51
Wilsonville, AL 35186

Property Address 3248 Hwy. 51
Wilsonville, AL 35186

Date of Sale October 9, 2023
Total Purchase Price \$ 125,000.00
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 10-9-2023

Print Benjamin Garrett Merkel

Unattested Bryan Gregg
(verified by)

Sign Benjamin Garrett Merkel
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1