

This Instrument was Prepared by:

Send Tax Notice To: Oz Enterprises, LLC

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

309 Hwy 310  
Cahoon, AL 35010

File No.: MV-23-29580

**WARRANTY DEED**

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Two Thousand Five Hundred Dollars and No Cents (\$222,500.00)**, 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, **Warren Gibson, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Oz Enterprises, 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 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**No part of the homestead of the Grantor herein or spouse, if any.**

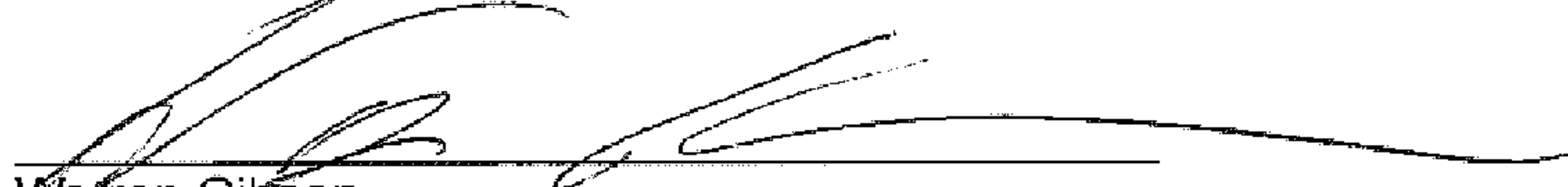
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 29 day of

Dec, 2023.

  
Warren Gibson

State of Alabama

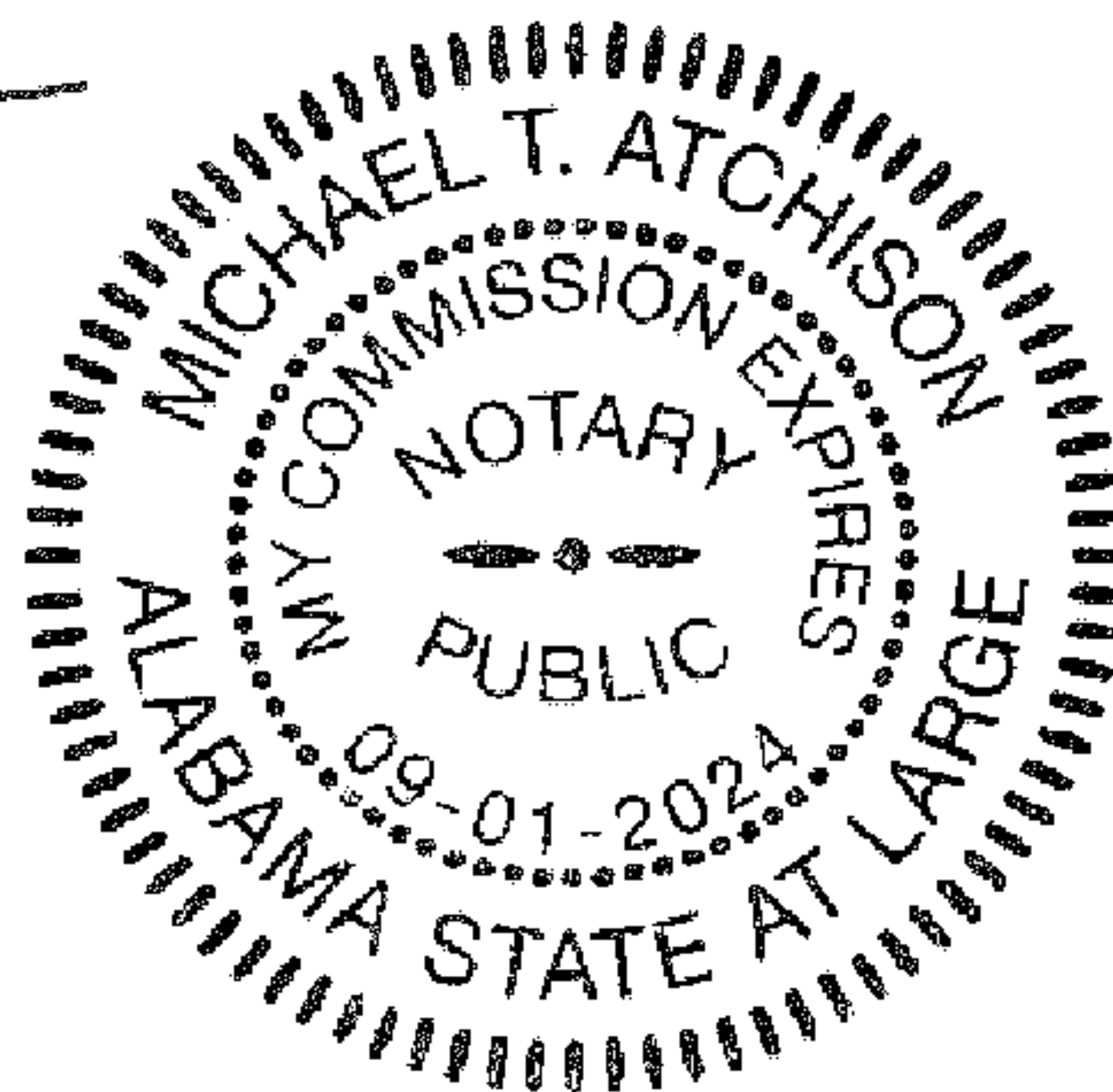
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Warren Gibson, 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 29th day of December, 2023.

  
Notary Public, State of Alabama

My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West; thence run westerly along the north line thereof for 942.04 feet to the easterly R/W of U.S. Highway #31; thence 85 degrees 56 minutes left run southerly along said R/W for 278.20 feet to the Point of Beginning; thence continue last described course for 220.02 feet to a point; thence 86 degrees 00 minutes left run easterly for 175.00 feet to a point; thence 93 degrees 50 minutes 53 seconds left run northerly 100.20 feet to a point; thence 0 degrees 36 minutes 41 seconds left run northerly 120.14 feet to a point; thence 85 degrees 37 minutes 52 seconds left run westerly for 174.16 feet to the Point of Beginning. Situated in Shelby County, Alabama.

**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>Warren Gibson</u>	Grantee's Name	<u>Oz Enterprises, LLC</u>
Mailing Address	<u>136 Rowlett Ave. Calera, AL 35040</u>	Mailing Address	<u>309 Hwy 210 Calera, AL 35040</u>
Property Address	<u>6331 Highway 31 Calera, AL 35040</u>	Date of Sale	<u>December 29, 2023</u>
		Total Purchase Price	<u>\$222,500.00</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 December 20, 2023

Print Warren Gibson

**Unattested** \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/29/2023 02:21:39 PM  
\$250.50 JOANN  
20231229000373040

*Allie S. Boyd*