

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587
Columbiana, AL 35051

CLERK'S DEED

STATE OF ALABAMA,
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That pursuant to the Judgment Foreclosing Tax Lien and Quieting Title entered on the 30th day of January, 2024, in the case of Michael Shane Spray, Plaintiff, v. William Adam Tompkins, Lance Gillespie, Cory Gillespie, and Capital One Auto Finance, Inc., Defendants, in the Circuit Court of Shelby County, Alabama, Case No. CV-2023-900433, the undersigned Mary H. Harris, Clerk of the Circuit Court of Shelby County, Alabama (hereinafter called GRANTOR) under and by virtue of the authority vested in me by said Judgment, does hereby grant, bargain, sell, and convey to Michael Shane Spray (hereinafter called GRANTEE) all right, title, and interest of William Adam Tompkins, Lance Gillespie, Cory Gillespie, and Capital One Auto Finance, Inc. in and to the following described real property situated in Shelby County, Alabama, to-wit:

BEG @ PT ON N LN OF OLD STERRT RD BEING 1607.6' S OF NW COR OF NE1/4 OF NE1/4 OF S23 TH SE ALG N LN OF SD RD 310' N 450' W 300' S 420' TO POB – also described as: Commence at the NE corner of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 88 degrees 49 minutes 47 seconds West for a distance of 663.89 feet; thence continue South 88 degrees 49 minutes 47 seconds West for a distance of 663.89 feet; thence South 00 degrees 20 minutes 18 seconds East for a distance of 1188.41 feet to the point of beginning; thence North 88 degrees 50 minutes 26 seconds East for a distance of 300.60 feet; thence South 00 degrees 04 minutes 06 seconds East for a distance of 490.56 feet to the Northerly right of way line of Shelby County Highway 45; thence turn right and run Westerly along said Northerly right of way line to the West line of the E ½ of the NE ¼ of said Section 23; thence turn right and run North along the West line of the E ½ of the NE ¼ of said



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Shelby Cnty Judge of Probate, AL
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Section 23 to the point of beginning.

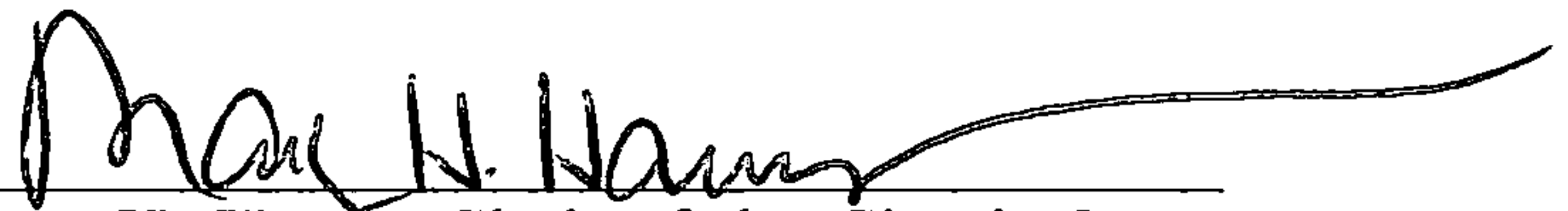
Uniform parcel number 04 6 23 0 000 001.000.

GRANTOR executes this instrument in her capacity as Clerk of the Circuit Court of Shelby County, Alabama, and does not personally or individually warrant title to the above described property.

TO HAVE AND TO HOLD to said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto signed her name as Clerk of the Circuit Court of Shelby County, Alabama, and has affixed the seal of this Court, this 16 day of February, 2024.

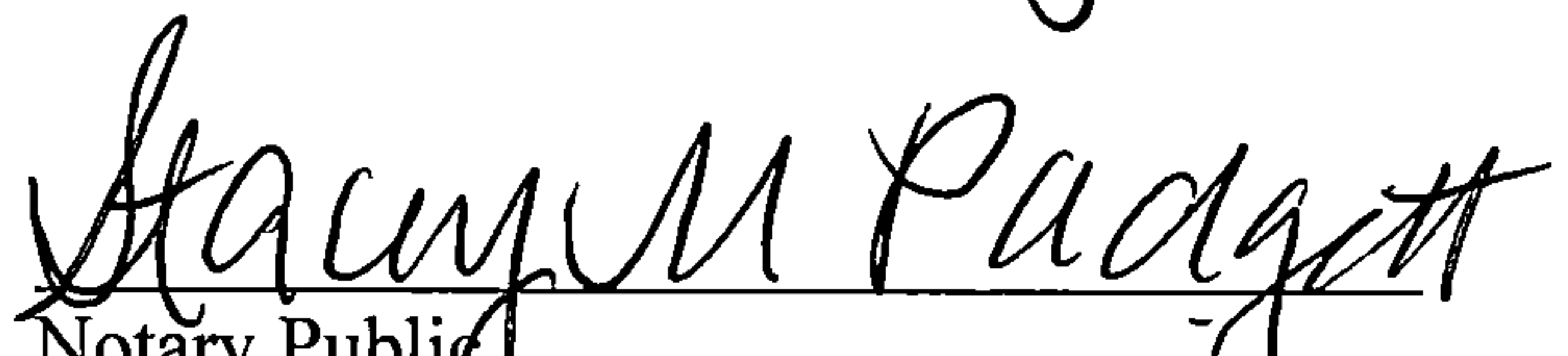
SEAL


Mary H. Harris, Clerk of the Circuit Court
of Shelby County, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

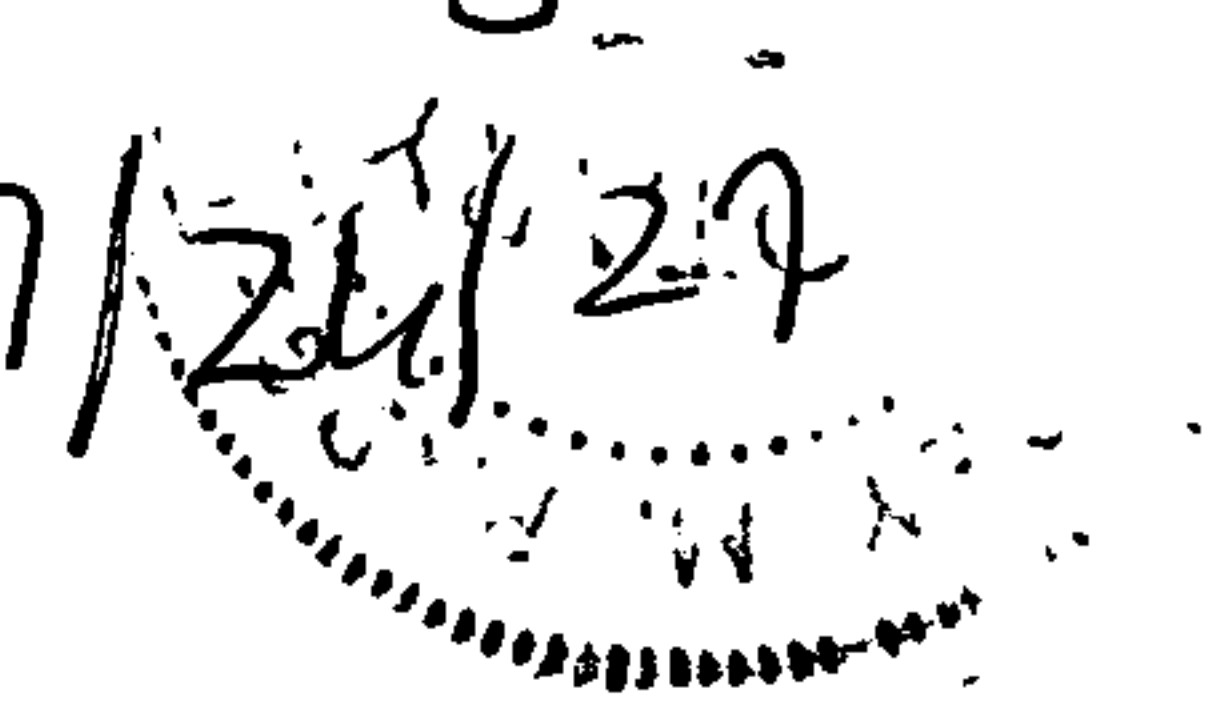
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary H. Harris, whose name as Clerk of the Circuit Court of Shelby County, Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she in her capacity as such Clerk executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 2024.


Notary Public

My commission expires:

7/26/27



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

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Shelby Cnty Judge of Probate, AL
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Grantor's Name Mary H. Harris
Mailing Address for defendants listed in deed
PO Box 1810
Columbiana, AL 35051

Grantee's Name Michael Shane Spray
Mailing Address 3741 Dunbarton Dr
Mountain Brook, AL 35223

Property Address 1496 Hwy 45
Sterrett, AL 35147

Date of Sale 1/30/24
Total Purchase Price \$
or
Actual Value \$ 49,220
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 assessor's current market value
☐ Closing Statement ☐ Court-ordered deed

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 2-23-24

Print William R. Justice

☐ Unattested
(verified by)

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1