

20240528000157920 1/3 \$103.00
Shelby Cnty Judge of Probate, AL
05/28/2024 03:02:34 PM FILED/CERT

Send Tax Notice To:
Dargin Properties, LLC
1255 8th Avenue
Calera, Alabama 35040

This instrument was prepared by:
Jerry A. Payne
145 Highway 310
Calera, AL 35040

Statutory Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF SEVENTY-FOUR FOUR THOUSAND SEVEN HUNDRED and 00/100 DOLLARS (\$74,700.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JERRY A. PAYNE and wife, TAMMY R. PAYNE** (herein collectively referred to as Grantor,) does grant, bargain, sell and convey unto **DARGIN PROPERTIES, LLC, an Alabama limited liability company** (herein referred to as Grantee), the following described real estate, situated in the State of ALABAMA, County of SHELBY, to-wit:

Lot 2, according to the plat of Pine Meadows as recorded in Map Book 59, Page 92 in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 2024 and subsequent years not yet due and payable;
2. Right of Way to Gulf States Paper Company as recorded in Instrument 1998-8297 in the Probate Office of Shelby County, Alabama;
3. Restrictions as set out In Instrument 1999-49453 in the Probate Office of Shelby County;
4. Right of Way to Alabama Power Company as recorded in Instrument 20120209000048380 and
5. All other existing easements, flood lines, restrictions, set-back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, it successor and assigns, forever .

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, has hereto set his signature, this the 21st day of May 2024.

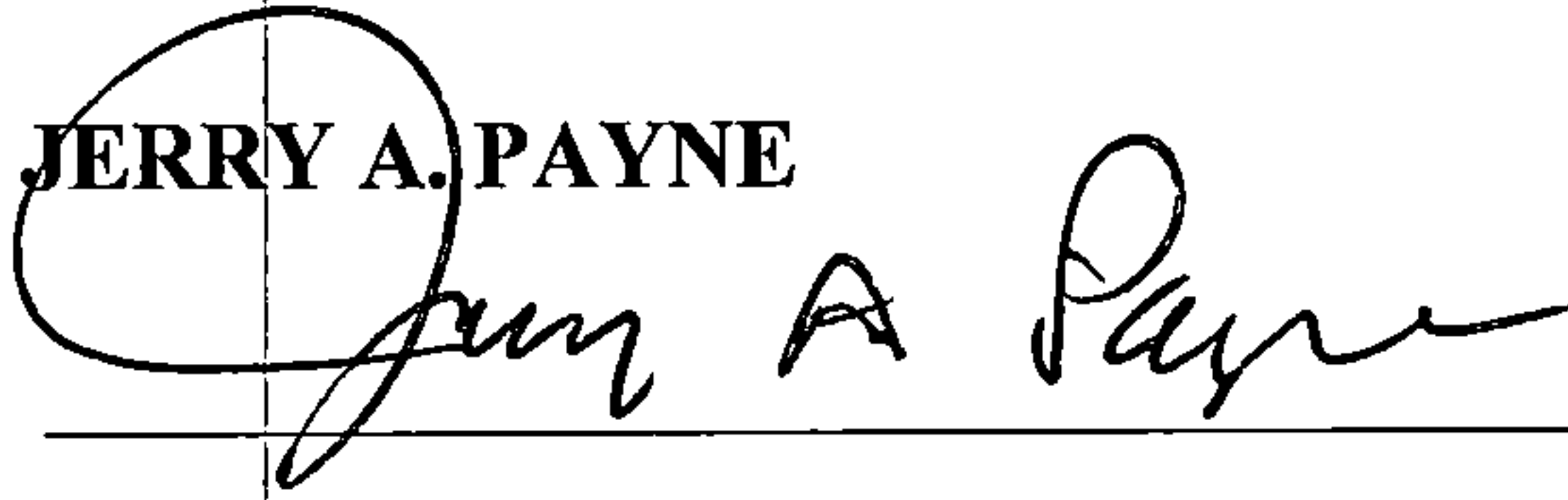
Shelby County, AL 05/28/2024
State of Alabama
Deed Tax: \$75.00



20240528000157920 2/3 \$103.00
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SELLERS:

JERRY A. PAYNE




TAMMY R. PAYNE



PURCHASER:

DARGIN PROPERTIES, LLC

By: 

Randy Goodwin
Its: Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JERRY A. PAYNE and TAMMY R. PAYNE, are signed to the foregoing conveyance, and who are known to me; acknowledged before me on this day, that, being informed of the contents of the conveyance, he and she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

21st

day of

May

, 2024. RAS

NOTARY PUBLIC

My commission expires: 5-13-2025

Real Estate Sales Validation Form

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

Grantor's Name Jerry Payne
Mailing Address 145 Hwy 310
Calera, AL 35040

Grantee's Name Darwin Properties, LLC
Mailing Address 1255 8th Ave
Calera, AL 35040


Property Address Hwy 25 Calera
Lot 2, MB 59, Pg 92

Date of Sale 5-21-2024
Total Purchase Price \$ 24,700.00
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
☐ 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 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).

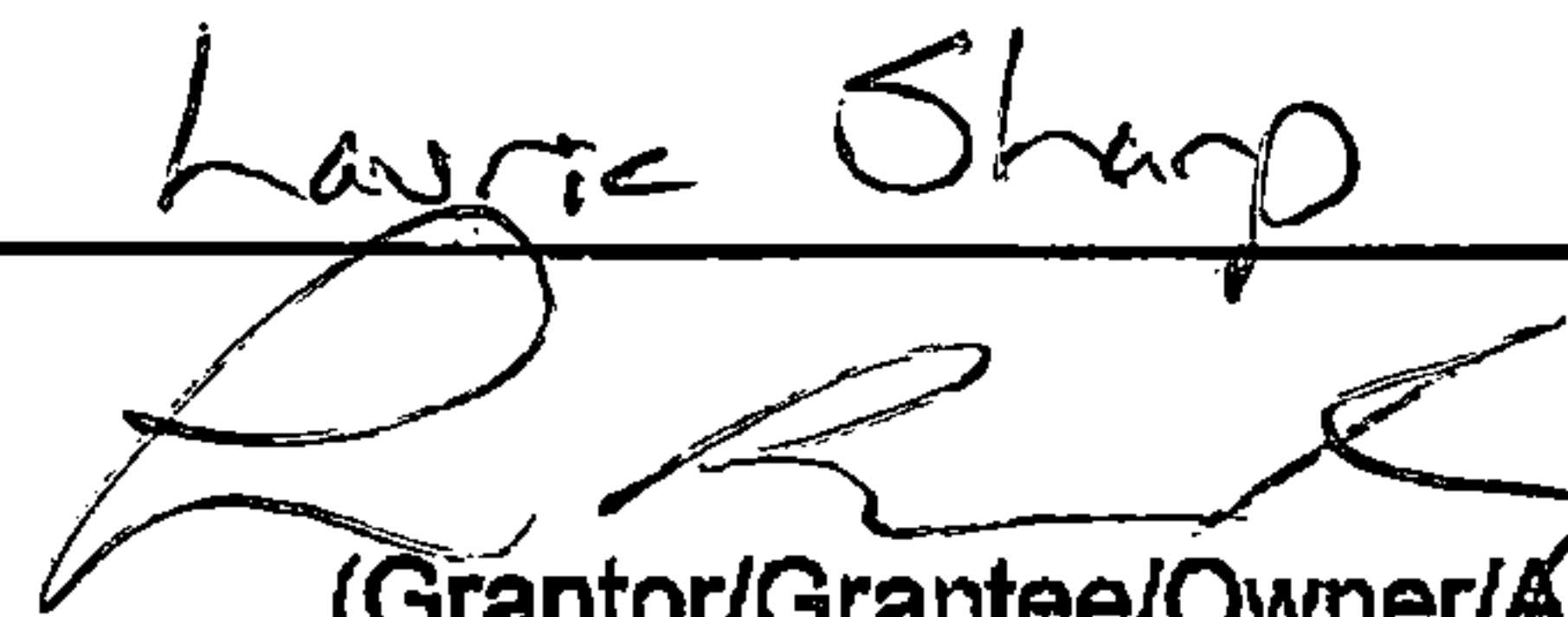
Date 5-21-24

Print Laurie Sharp

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1