



20240703000201680 1/3 \$153.00
Shelby Cnty Judge of Probate, AL
07/03/2024 09:22:49 AM FILED/CERT

Parcel I.D. #: 26-2-03-0-000-005-003

Send Tax Notice To: IMS Properties, L.L.C.
600 Shoshone Drive
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of One Hundred Twenty-Five Thousand Dollars and 00/100 (\$ 125,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Richard T. Colley, Jr., and Susan G. Colley, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **IMS Properties, L.L.C., an Alabama limited liability company**, hereinafter known as the GRANTEE;

Lot 2, according to the Survey of Falling Rock, as recorded in Map Book 19, Page 118, in the Probate Office Shelby County, Alabama.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared with the benefit of a title search by Shelby County Abstract & Title Company, Inc., under commitment number MV-24-29894, and a survey was not performed. The legal description was provided by the title company.

TO HAVE AND TO HOLD to the said GRANTEE, together with every contingent remainder and right of reversion.

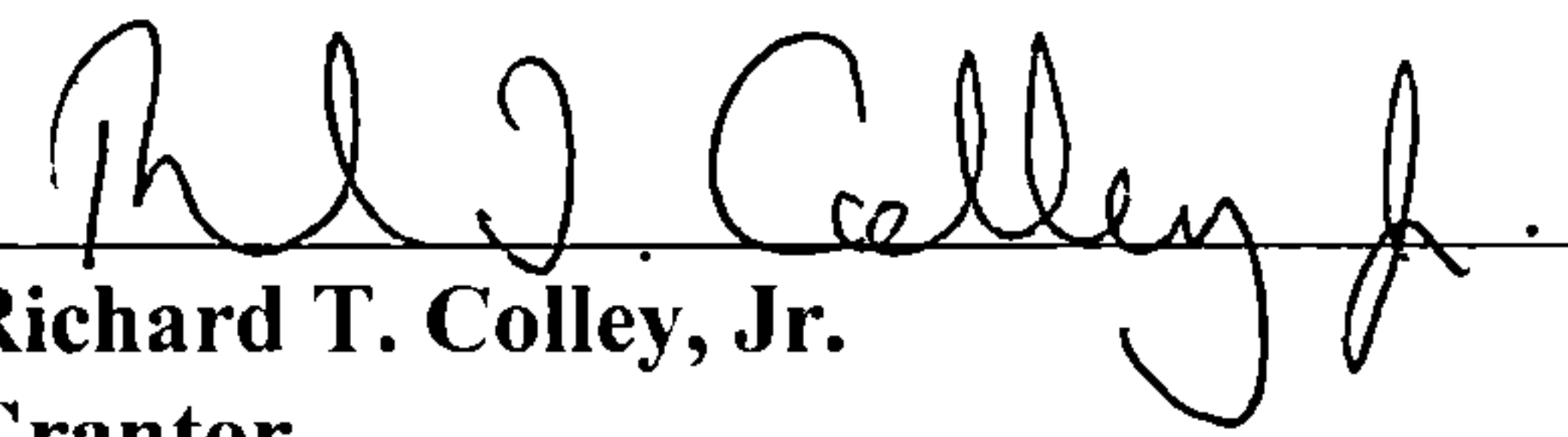
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

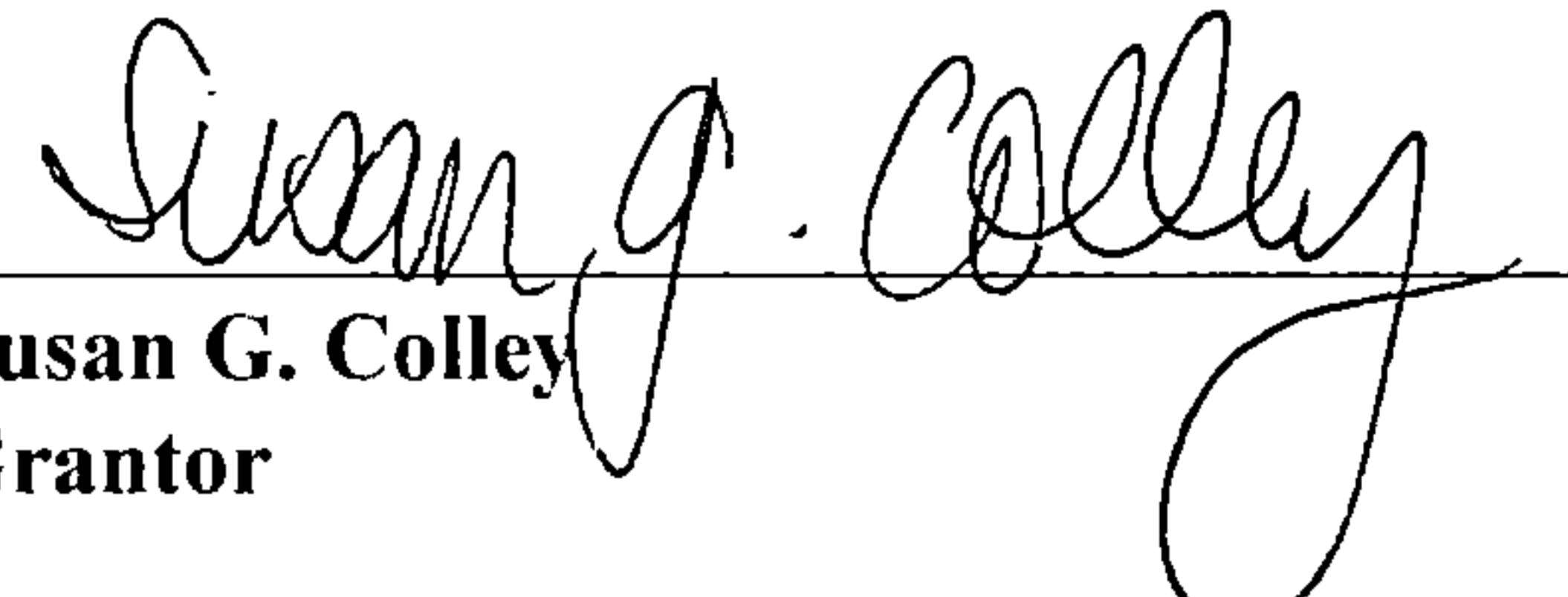
Shelby County, AL 07/03/2024
State of Alabama
Deed Tax: \$125.00



20240703000201680 2/3 \$153.00
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IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the
27 Day of June, 2024.

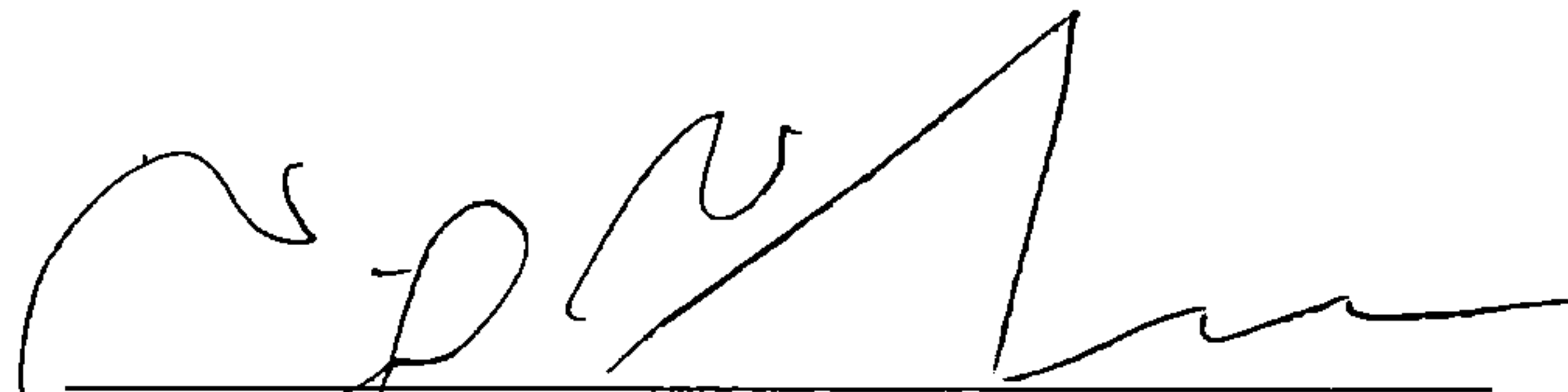

Richard T. Colley, Jr.
Grantor


Susan G. Colley
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Richard T. Colley, Jr.*, and *Susan G. Colley, a married man*, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 27 Day of
June, 2024.



NOTARY PUBLIC
My Commission Expires: 11 March, 2028

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Richard T. Colley, Jr.
Mailing Address Dr. Sam G. Colley
758 Hwy. 54
Montevallo, AL 35715

Grantee's Name JMS Properties, LLC
Mailing Address 600 Shoshone Dr.
Montevallo, AL 35715

Property Address 758 Hwy. 54
Montevallo, AL 35715

Date of Sale _____
Total Purchase Price \$ 125,000.-
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

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 6/27/24

Unattested

(verified by)

Print Richard T. Colley Jr.
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one