

This Instrument was Prepared by:  
  
Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
  
File No.: MV-24-30141

Send Tax Notice To: Showtime Properties, LLC  
AL

WARRANTY DEED

State of Alabama  
County of Shelby

} Know All Men by These Presents:

That in consideration of the sum of **Sixty Four Thousand Dollars and No Cents (\$64,000.00)**, 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, **Addam Christopher Porter and Kimberly Leigh Porter, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Showtime Properties, 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 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 17th day of

Addam Christopher Porter

Addam Christopher Porter

Kimberly Leigh Porter

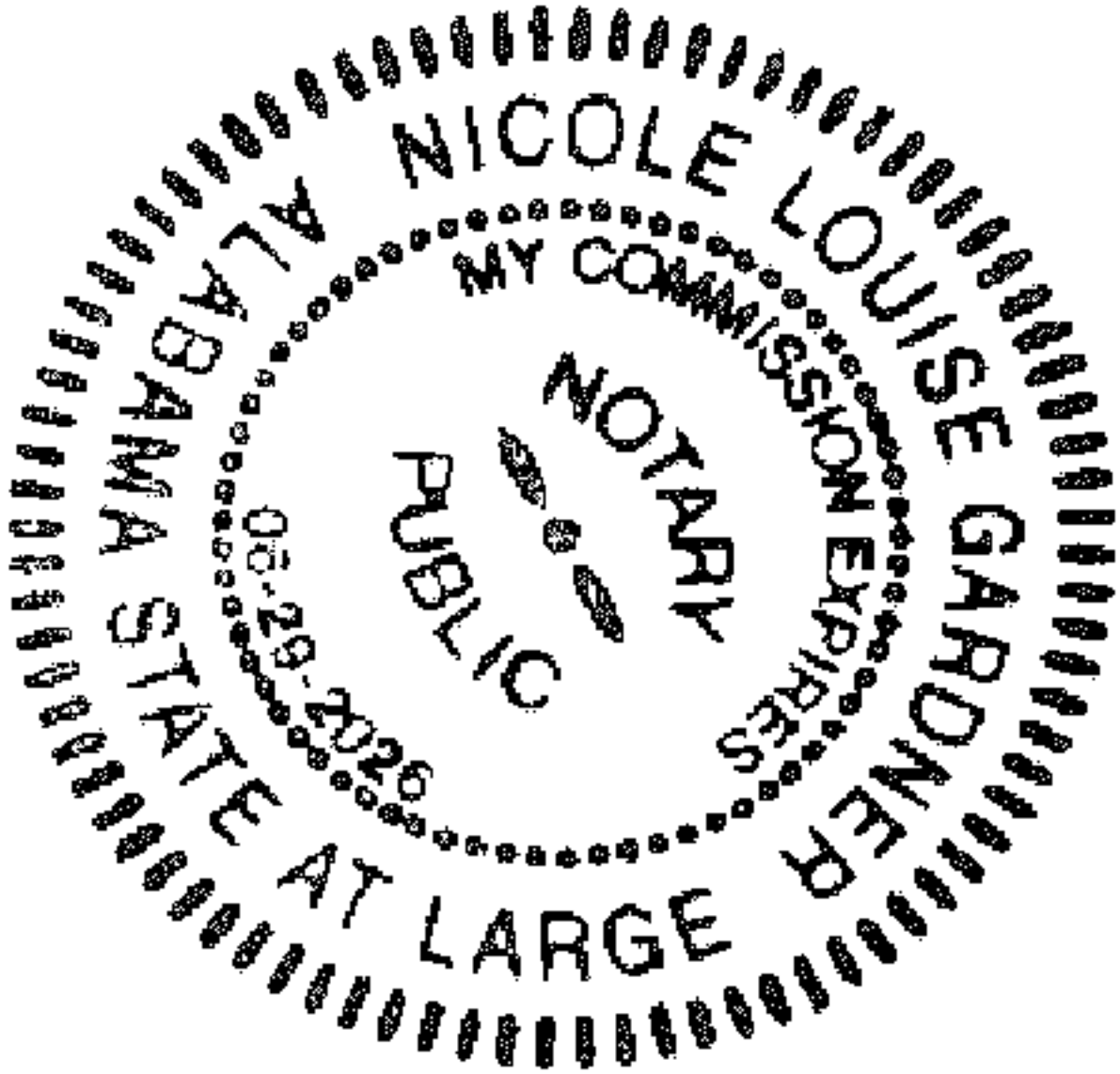
Kimberly Leigh Porter

State of Alabama  
County of Shelby

I, Nicole Louise Gardner, a Notary Public in and for the said County in said State, hereby certify that Addam Christopher Porter and Kimberly Leigh Porter, 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 17th day of October, 2024.

Nicole Louise Gardner  
Notary Public, State of Alabama  
My Commission Expires: 10-29-26



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

Begin at the SW corner of the NW 1/4 of the NW 1/4 of Section 24, Township 22 South, Range 3 West, Shelby County, Alabama; thence S 87 degrees 10 minutes 56 seconds East a distance of 328.88 feet; thence S 87 degrees 14 minutes 05 seconds East a distance of 571.06 feet to a point on the Westerly right of way line of Shelby County Highway 23 (80 foot right of way); thence North 27 degrees 02 minutes 04 seconds East along said right of way a distance of 432.79 feet to the point of a curve to the left with a radius of 1360.00 feet and a central angle of 26 degrees 34 minutes 58 minutes, with a chord bearing of North 13 degrees 44 minutes 35 seconds East, with a chord length of 625.34 feet; thence along said curve and said right of way an arc length of 630.98 feet; thence North 00 degrees 27 minutes 06 feet East along said right of way a distance 304.03 feet to a point on the Southerly right of way line of Shelby County Highway 222 (prescriptive right of way); thence North 88 degrees 32 minutes 31 seconds West along said right of way a distance of 823.66 feet; thence south 00 degrees 15 minutes 35 seconds West a distance of 482.17 feet; thence North 87 degrees 20 minutes 16 seconds West a distance of 417.78 feet to the West line of said 1/4-1/4 section; thence South 00 degrees 15 minutes 25 seconds West along said West line a distance of 810.82 feet to the Point of Beginning.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/17/2024 01:23:01 PM  
 \$92.00 PAYGE  
 20241017000326220

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name	Addam Christopher Porter Kimberly Leigh Porter	Grantee's Name	Showtime Properties, LLC
Mailing Address	<u>1420 Hwy 93</u> <u>Calera, AL 35040</u>	Mailing Address	<u>171 Big Rock Dr.</u> <u>Calera, AL 35040</u>
Property Address	<u>Montevallo, AL 35115</u>	Date of Sale	<u>October 10, 2024</u>
		Total Purchase Price	<u>\$64,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>    </u> Bill of Sale	<u>    </u> Appraisal
<u>XX</u> Sales Contract	<u>    </u> Other
<u>    </u> 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 October 16, 2024

Print Addam Christopher Porter

     Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one