



20260327000087660 1/3 \$51.00
Shelby Cnty Judge of Probate, AL
03/27/2026 09:42:41 AM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

WARRANTY DEED

Send Tax Notices To:
Gloria J. Fochtman
P. O. Box 630
Montevallo, Al 35115

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Thousand Dollars (\$10,000.00), to the undersigned Grantor, **Herman C. Fochtman**, a unmarried man, in hand paid by the undersigned Grantee, **Gloria J. Fochtman**, the receipt whereof is hereby acknowledged the said **Herman C. Fochtman** does hereby grant, bargain, sell and convey unto the said **Gloria J. Fochtman** the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lot 14, Block 2, in the Town of Wilton, Alabama, formerly called "Birmingham Junction" according to a map recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama and more particularly described as follows: Commence at a railroad spike set at the point of intersection with the centerline of Shelby County Road No. 8, and the centerline of Old Montgomery Road, said point being the accepted SE corner of the NE ¼ of the SE ¼ of Section 8, Township 24 North, Range 12 East; Shelby County, Alabama; and run westerly along the centerline of said County Road No. 8 for a distance of 458.5 feet to a point thence right 129 degrees 19 minutes and run Northwesterly for a distance of 31.02 feet to a point of intersection with the Northerly right-of-way line of said County Road No. 8 thence right 53 degrees 41 minutes and run Easterly for a distance of 18.61 feet to the point of beginning; thence continue Northeasterly along said road right-of-way line for a deed distance of 134.00 feet; thence left 80 degrees 19 minutes and run Northeasterly for a deed distance of 55.00 feet; thence left 90 degrees 57 minutes and run Southwesterly for a deed distance of 94.0 feet; thence left 62 degrees 25 minutes and run Southeasterly for a deed distance of 85.0 feet to point of beginning; being situated in Shelby County, Alabama.

Shelby County, AL 03/27/2026
State of Alabama
Deed Tax: \$23.00



20260327000087660 2/3 \$51.00
Shelby Cnty Judge of Probate, AL
03/27/2026 09:42:41 AM FILED/CERT

Page 2

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

Subject property is not and has never been the homestead of Grantor.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

And Grantor does for himself and his heirs, successors and assigns, covenant with the said Grantee, his heirs, successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that he has a good right to sell and convey the same as aforesaid; that he will, and his heirs, successors and assigns shall, warrant and defend the same to the said Grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, this 16th day of March, 2026.

Herman C. Fochtmann
Herman C. Fochtmann

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Herman C. Fochtmann, a unmarried man, whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of March, 2026.

Prepared by:
Herman C. Fochtmann

Helen H. Caton
Notary Public

My Commission Expires: _____

HELEN H. CATON
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 27, 2028

91 Huey St
Montevallo, AL 35115

Real Estate Sales Validation Form

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

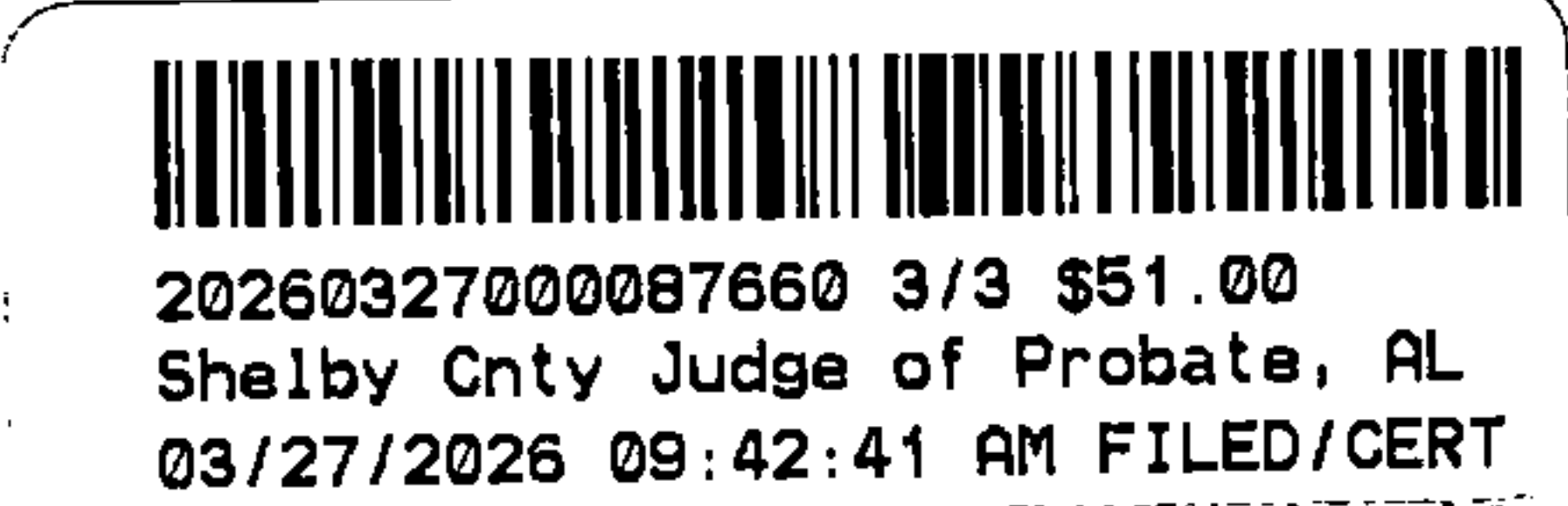
Grantor's Name: Herman C. Fichtmann
Mailing Address: P.O. Box Montevallo, AL 35115

Grantee's Name: Gloria J. Fichtmann
Mailing Address: P.O. Box 630 Montevallo, AL 35115

Property Address: 91 Hwy 8 Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

Assessor's Market Value \$ 22,940.00



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: 3-27-26

Print: Gloria J. Fichtmann

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

Unattested (verified by)