



20250708000205380 1/4 \$221.00
 Shelby Cnty Judge of Probate, AL
 07/08/2025 09:19:16 AM FILED/CERT

STATE OF ALABAMA
 COUNTY OF SHELBY

§
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**CORPORATE STATUTORY
 WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$190,000.00 and other good and valuable consideration, paid to the undersigned First Bank of Alabama, an Alabama banking corporation, herein referred to as GRANTOR, by D&B Metal Roofing Supply, Inc, herein referred to as GRANTEE, the receipt whereof is acknowledged, GRANTOR does grant, bargain, sell and convey unto GRANTEE the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SE ¼ of the NE ¼ of Section 18, Township 21 South, Range 2 West, Shelby County,

Begin at the Westerly most corner of Lot 17 of Final Plat if Saginaw Commercial Park, as recorded in Map Book 28, Page 90, in the Office of the Judge of Probate, Shelby County, Alabama, and being on the Northeasterly right of way of U.S. Highway No. 31; thence run North 55 deg. 37'30" East along the Northwesterly boundary of said Lot 17 a distance of 110.41 feet; thence North 56 deg. 33'14" East along said Lot 17 and Lot 16 a distance of 122.31 feet to a common corner of Lot 16 and Lot 14 of final Plat Saginaw Commercial Park Phase 2 as recorded in Map Book 30, Page 60; thence North 27 deg. 29'45" West along Lot 14 a distance of 55.97 feet; thence North 32 deg. 40'27" West along Lot 14 and Lot 13 a distance of 110.45 feet; thence South 55 deg. 51'01" West along Lot 13 a distance of 182.18 feet; thence South 3 deg. 02'23" West a distance of 111.47 feet to a concrete monument on the northeasterly right of way of U.S. Highway No. 31; thence South 38 deg. 14'59" East along said right of way 87.30 feet to the point of beginning.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the hereinabove described real property. This conveyance is further subject to the statutory rights of redemption of those parties entitled to redeem under the laws of the State of Alabama and the United States. By acceptance of this deed, GRANTEE acknowledges the hereinabove described real property and any improvements thereon are conveyed AS-IS, WHERE-IS without warranty as to condition, use, habitability, adverse claims and any matters which would be disclosed by a current survey or title search.

Shelby County, AL 07/08/2025
 State of Alabama
 Deed Tax: \$190.00



20250708000205380 3/4 \$221.00
Shelby Cnty Judge of Probate, AL
07/08/2025 09:19:16 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Justin B. Little, Esq.
**who makes no representation as to
status of title or to matters which
would be disclosed by a current survey.**
REYNOLDS, REYNOLDS & LITTLE, LLC
Attorneys at Law
Post Office Box 2863
Tuscaloosa, Alabama 35403-2863
205-391-0073
File No. 63.0348

Real Estate Sales Validation Form

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

Grantor's Name First Bank of Alabama
Mailing Address 120 North Street East
Talladega, Alabama 35160

Grantee's Name D&B Metal Roofing Supply, Inc
Mailing Address 401 S. Leighton Ave
Anniston, Alabama 36207

Property Address 855 and 859 U.S. Hwy 31
Alabaster, Alabama 35007

Date of Sale _____
Total Purchase Price \$ 190,000.00
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
- Statutory Warranty 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 av

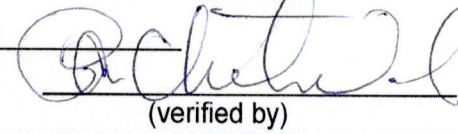
Date of Sale - the date on which interest to the property was conveyed.

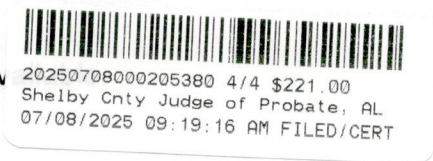
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 tax payer 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 June, 2025
Unattested _____
(verified by) 
Print Brandon Freeman
Sign _____
(Grantor/Grantee/Owner/Agent) circle one



Recording: 205-669-3720
Judge of Probate, Shelby County Alabama
P.O.Box 825, Columbiana, AL35051

Receipt for Services

Cashier JOANN

Batch # 516743

Date: 07/08/2025 Time: 09:19:17AM

| Date | Instrument No | Document Type | Transaction Type | MortAmt | Taxes | Pages | ConsAmt | Pg/Amt |
|--------------------------------|-------------------|---------------------------------------|------------------|---------|----------------|-------|------------|--------|
| 7/8/2025 9:19:17AM | 20250708000205380 | DEEDS | | 0.00 | 190.00 | 4 | 190,000.00 | 4 |
| Party 1: FIRST BANK OF AMERICA | | Party 2: D&B METAL ROOFING SUPPLY INC | | | | | | |
| | | DEEDS | | | Total: | | | 221.00 |
| | | Fee Total: | | | | | | 221.00 |
| CREDIT | 1953clfa | Billy Boyd | | | | | | 221.00 |
| | | 256-591-2967 | | | | | | |
| | | | | | Payment Total: | | | 221.00 |



JACOB TIDMORE
SHELBY COUNTY PROPERTY TAX COMMISSIONER
 COLUMBIANA, ALABAMA 35051



PA0952018

2026 TAX RETURN LIST REAL AND PERSONAL PROPERTY

Par: 22 4 18 0 000 031.000 City: COUNTY Levy: 01 Key: 49464
 Name & Address Exempt Code: Class: 2 2026 Sale Date: 06/25/2025
 D & B METAL ROOFING SUPPLY INC Instr Num:
 401 S LEIGHTON AVE Lnd: 82330 Bldg: 0 Feat: 0
 ANNISTON, AL 36207 Total Assessed: 16480 True Mkt: 82330
 Loc: 859 HWY 31 ALABASTER AL 35007 Sale Price: \$190,000.00
 Imp. Description: SEE ATTACHMENT Claimant: BILLY BOYD
 Legal Description: COM N ROW CLOVERDALE RD & NE ROW HWY #31 NWLY ALG ROW 185.37 TO POB NE233.4 NWLY166.43 SW182.18 S111.47 TO NE ROW HWY 31 SE ALG ROW 87.3 TO POB

Entered By: **AMANDA CONLEY** Date Entered: **7/8/2025** Case No. **PA095201**

I am the owner and occupant, or authorized agent of the property in which I make this Homestead Exemption Claim.
 Class II(Vacant land/rental/or commercial)
 I am over 65 (Homestead #4)
 I am over 65 and/or disabled with a taxable income FED _____ ACT 48
 I am over 65 with adjusted gross income AL _____ ACT 91
 Owner occupied does not rent (second home or summer home)
 Other _____
 Notes DB 228 PG 123;

Oath to be administered to taxpayer:

You do solemnly swear (or affirm) that you will true answers make to all lawful questions which may be put to you touching the return you are about to make and that you will make a full and complete return of all property owned by you or in which you had any interest whatever or of which you were trustee or agent on the first day of October of the present tax year, and this return is made upon your personal knowledge, so help you God. **(40-7-5)**

Billy Boyd

Sign Here _____ Date: **7/8/2025**
 D & B METAL ROOFING SUPPLY INC

I do solemnly swear (or affirm) that the foregoing list of property returned by me or my agent is a full and complete return of all the property owned by me/agent or in which **D & B METAL ROOFING SUPPLY INC** has any interest whatever, the situs of which for taxation, or exemption from taxation, is in this county, on the first of October of the present tax year, so help me God. **(40-7-8)**

Billy Boyd

Sign Here _____ Date of Birth: **6/21/1977**
 D & B METAL ROOFING SUPPLY INC

I hereby certify that before taking the foregoing assessment list I administered the oath required to be administered under paragraph 40 of title 51 of the 1940 code of Alabama as amended to taxpayer or agent making this return and that I interrogated the said party as the law directs in regard to the same.

Jacob Tidmore

Amanda Conley

JACOB TIDMORE
 PROPERTY TAX COMMISSIONER, SHELBY COUNTY
 By: _____

AMANDA CONLEY
 ASSESSMENT CLERK

Date: **7/8/2025**



JACOB TIDMORE
SHELBY COUNTY PROPERTY TAX COMMISSIONER
 COLUMBIANA, ALABAMA 35051



PA0952018

2026 TAX RETURN LIST REAL AND PERSONAL PROPERTY

Par: 22 4 18 0 000 031.000

City: COUNTY

Levy: 01

Key: 49464

Name & Address

D & B METAL ROOFING SUPPLY INC
 401 S LEIGHTON AVE
 ANNISTON, AL 36207

Exempt Code:

AC: RZ00721
 Lnd: 82330
 Total Assessed: 16480

Class:2
 Bldg: 0

Sale Date: 06/25/2025

Instr Num:
 Feat: 0
 True Mkt: 82330
 Sale Price: \$190,000.00

Loc: 859 HWY 31 , ALABASTER , AL 35007

Improvement Description

Parcel Number

Item Description

Market Value

Status