


THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS
BOARDMAN, CARR, PETELOS, WATKINS & OGLE P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.

GRANTEE'S ADDRESS:

John Raymond Randall


20210302000104960 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
03/02/2021 02:15:38 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Nineteen Thousand and 00/100 (\$219,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Bridget Ann Randall Deloach, a married individual, and Shelia Gail Randall Hodges, a married individual, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, John Raymond Randall (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

All our right, title and interest in and to the following described property:

The Northeast ¼ of the Southwest ¼ of Section 13, Township 18 South, Range 2 East, Shelby County, Alabama.

Less and Except property conveyed to George D. Drummond, Jr. and Sylvia A. Drummond in deed recorded in Instrument 1993-38648 in the Probate Office of Shelby County, Alabama.

Also less and except any part of subject property lying within a public road right of way.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.
Subject to any accrued taxes or assessments not yet due and payable.

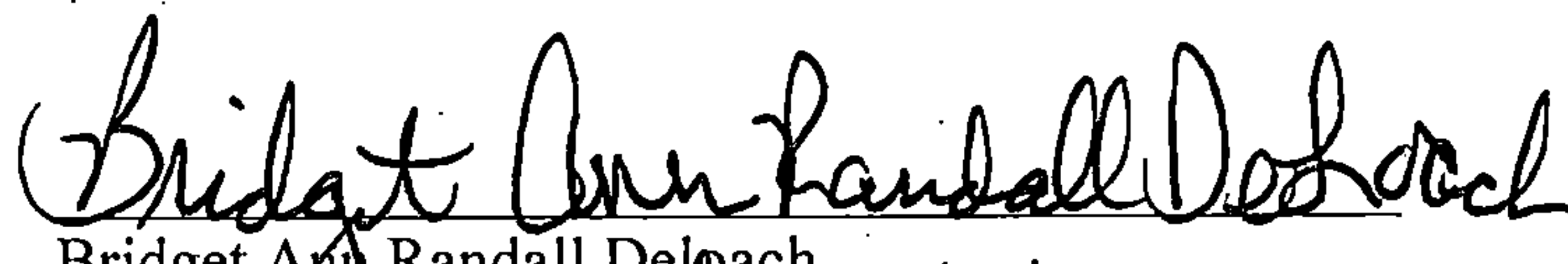
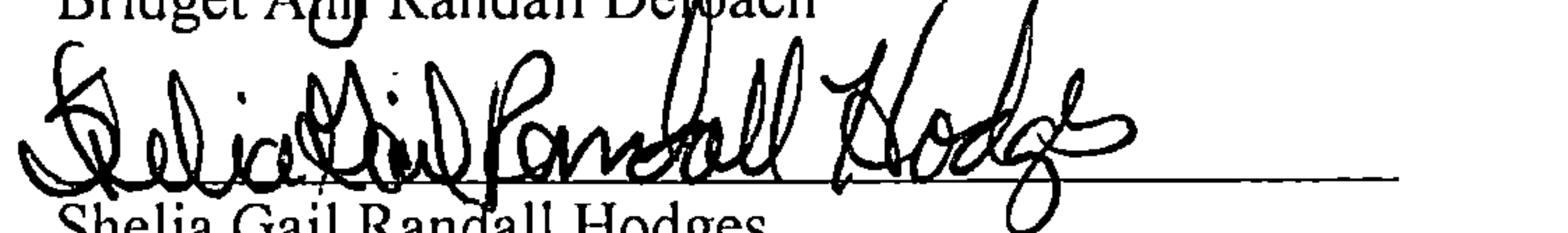
Subject property does not constitute the homestead of the Grantors herein, as defined by the Code of Alabama.

Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

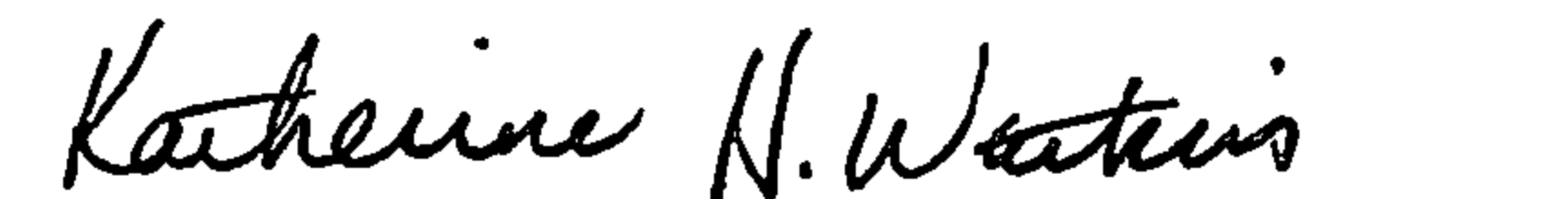
IN WITNESS WHEREOF, said GRANTORS, Bridget Ann Randall Deloach and Shelia Gail Randall Hodges, have hereunto set their hands and seals this the 29th day of January, 2021.

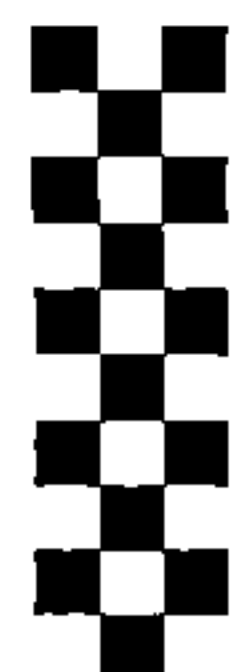

Bridget Ann Randall Deloach

Shelia Gail Randall Hodges

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Bridget Ann Randall Deloach and Shelia Gail Randall Hodges, whose names 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of January, 2021.


NOTARY PUBLIC Katherine H. Watkins
My Commission Expires: 08/14/2021



Real Estate Sales Validation Form

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

Grantor's Name Bridget Ann Randall Deloach
Mailing Address unknown

Grantee's Name John Raymond Randall
Mailing Address P. O. Box 385
Vincent, Alabama 35178

Property Address Acreage in Shelby County, AL

Date of Sale 1/29/2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$



20210302000104960 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
03/02/2021 02:15:38 PM FILED/CERT

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 Inherited property
Shelby County Case No. PR-2019-000563

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

Print John Raymond Randall

Unattested

(verified by)

Sign

John Raymond Randall
(Grantor/Grantee/Owner/Agent) circle one