

SEND TAX NOTICE TO:
Randy C. Allen and Dawn Marie Allen

This instrument prepared by:

Frank Steele Jones
Regency Title & Closing, LLC
500 Southland Drive, Suite 230
Hoover, Alabama 35226

20210520000249340
05/20/2021 02:07:43 PM
DEEDS 1/3

WARRANTY DEED

State of Alabama

)

) KNOW ALL MEN BY THESE PRESENTS:

Shelby County

)

That in consideration of **Fourteen Thousand, Seven Hundred and Fifty Dollars and Zero cents (\$14,750.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Edward Van Anderson, a married man** (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **Randy C. Allen and Dawn Marie Allen**, (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Parcel 8 and part of Parcel 7 of the Survey of Lighthouse Point Estates, a metes and bounds parcel, and also part of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 24 North, Range 15 East, more particularly described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Northwest 1/4, Section 24, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence Westerly along the North line of said quarter-quarter a distance of 336.61 feet to a point on the water line of Lay Lake and the point of beginning of the property being described; thence continue along last described course a distance of 400.0 feet to a point; thence turn an angle of 91 degrees 56 minutes 58 seconds to the left and run Southerly a distance of 108.49 feet to a point; thence turn an angle of 87 degrees 00 minutes 16 seconds to the left and run South Southeasterly a distance of 59.52 feet to a point; thence turn an angle of 1 degree 59 minutes 57 seconds and run Northeasterly for 308.98 feet; thence 19 degrees 43 minutes 43 seconds left and run Northeasterly for a distance of 120.28 feet to a point on the water line of said Lay Lake; thence turn an angle of 136 degrees 05 minutes 02 seconds to the left and run Northwesterly a distance of 23.27 feet to a point on the said water line; thence turn an angle of 13 degrees 30 minutes to the right and run Northwesterly a distance of 76.73 feet back to the Point of Beginning. This parcel contains 1.03 acres, more or less.

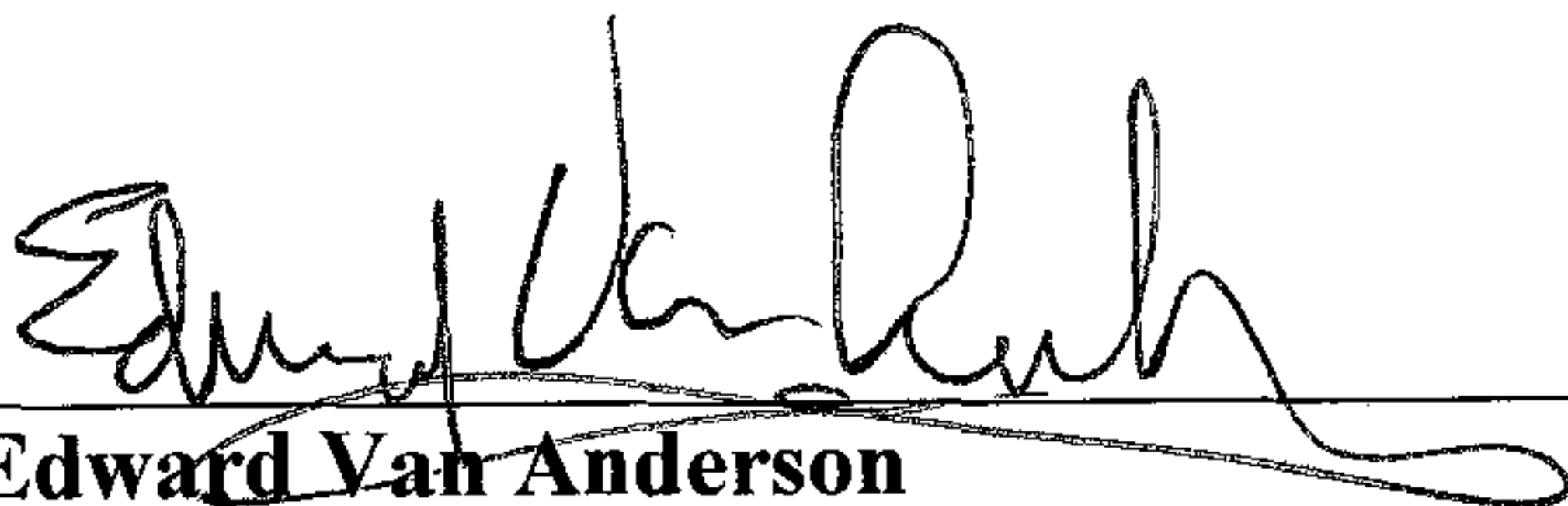
Subject to ad valorem taxes for the years 2021, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

The subject property is not the homestead of the grantor, nor that of his spouse, if any.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **20th day of May, 2021**.



Edward Van Anderson (SEAL)

State of Alabama)

Shelby County)

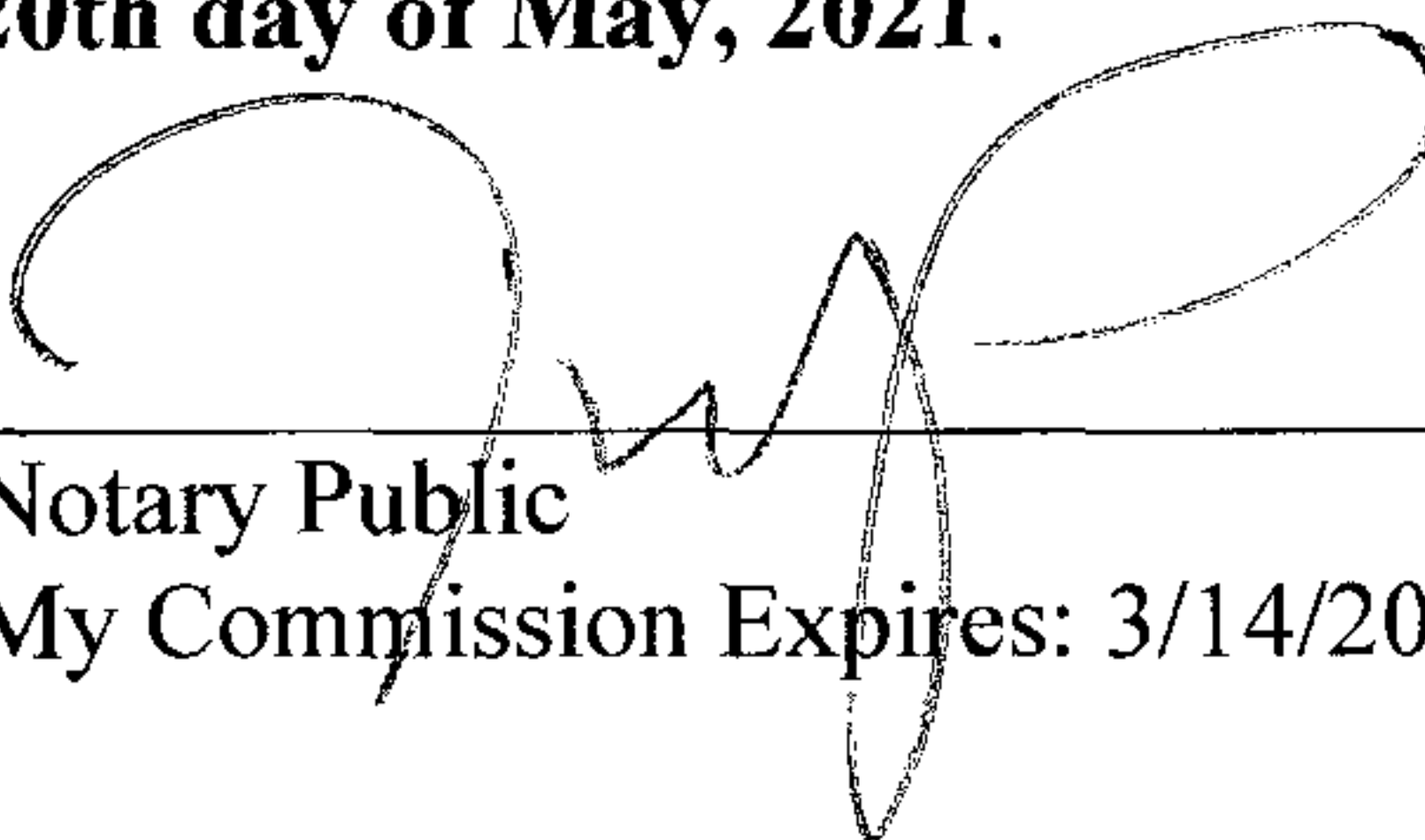
General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Edward Van Anderson**, 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 the conveyance, he, executed the same voluntarily for and as his own act on the day the same bears date.

Given under my hand and official seal this the **20th day of May, 2021**.

(SEAL)

FRANK STEELE JONES
Notary Public, Alabama State At Large
My Commission Expires 03/14/2023



Notary Public
My Commission Expires: 3/14/2023

FILE NO: 2021232

Real Estate Sales Validation Form

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

Grantor's Name Edward Van Anderson
 Mailing Address 500 Southland Parkway
Suite 230
Birmingham, AL 35226

Grantee's Name Randy & Dawn Allen
 Mailing Address 227 Oak Ridge Rd
Helena, AL 35080

Property Address Parcel A
Shelby, AL 35143

Date of Sale 5/20/21
 Total Purchase Price \$ 14,750.-
 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 5/20/21

Print Liz Buckingham

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/20/2021 02:07:43 PM
 \$43.00 CHERRY
 20210520000249340

Allen S. Byrd

Form RT-1