



20210806000382790 1/4 \$94.50
Shelby Cnty Judge of Probate, AL
08/06/2021 02:50:55 PM FILED/CERT

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Zachary Allen &
Meredith Allen
5657 HWY 10
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Timothy Roy Ross**, a married man, and **Mary Ross**, an unmarried woman (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Zachary Allen and Meredith Allen** (hereinafter referred to as GRANTEE whether one or more), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S 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.

This property is not the homestead of Timothy Roy Ross.

Shelby County, AL 08/06/2021
State of Alabama
Deed Tax: \$63.50



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THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 4 day of August, 2021.

Timothy Roy Ross
Timothy Roy Ross

Mary Ross
Mary Ross

STATE OF Alabama
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Timothy Roy Ross and Mary Ross**, whose name(s) is/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, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4 day of August, 2021.

[Signature]
Notary Public
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025



EXHIBIT A

Parcel 1

Commence at the SW corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West and run thence East along the South line of said Quarter Quarter Section a distance of 329 feet to the SE corner of Robert Roman property, as described in Deed Book 122 at page 263, Office of Judge of Probate of Shelby County, Alabama; thence run North along the East line of said Robert Roman property a distance of 772.01 feet, more or less, to the Intersection of said line with the South right of way line of the Shelby County Public Highway, formerly known as the old Montevallo and Tuscaloosa Public Road; thence run East along the South right of way of said public highway a distance of 90 feet to the NW corner of Roy and Mary Ross property, as described in Deed Book 211 at page 183 in said Probate Office; thence run South, along the West line of said Ross property, a distance of 250 feet, said point being the point of beginning of the parcel herein described; thence continue South along the same course a distance of 40 feet; thence run East, parallel with the South right of way line of said public highway, a distance of 90 feet; thence run North, parallel with the East line of said Robert Roman property, a distance of 40 feet to the SE corner of said parcel described in Deed Book 211 at page 183 in said Probate Office; thence run West, along the South line of said parcel described in Deed Book 211 at page 183 in said Probate Office, a distance of 90 feet to the point of beginning.

Minerals and mining rights excepted, and subject to easements and rights of way of record.

Parcel 2

That part of the NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West as follows: Begin at the Northeast corner of Robert Roman land and run east a distance of 90 feet which is the point of beginning, continue East a distance of 90 feet, thence South 250 feet, thence West 90 feet, thence North 250 feet to point of beginning, said land lying south of the Montevallo & Boothton Highway and known as Highway Number 10. The mineral rights are expressly reserved by the Southern Mineral Land Company.

LESS AND EXCEPT that certain property previously conveyed by Grantors to Betty L. Harper and Barry L. Harper and recorded at Instrument #20050901000451420 in the Office of the Probate Judge, Shelby County, Alabama, described as follows:

Parcel "A" —

Commence at a $\frac{1}{2}$ " rebar locally known as the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West; thence South 88 degrees 44 minutes 15 seconds East along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run 329.18 feet to a $\frac{1}{2}$ " capped rebar; thence North 02 degrees 40 minutes 18 seconds East and run 765.71 feet to a $\frac{5}{8}$ " capped rebar on the south right-of-way line of County Road No. 10; thence along said right-of-way line North 88 degrees 53 minutes 45 seconds East and run 90.00 feet to the Point of Beginning; thence continue North 88 degrees 53 minutes 45 seconds East and run 20.00 feet to a $\frac{5}{8}$ " capped rebar; thence South 03 degrees 36 minutes 15 seconds East and run 157.66 feet to a $\frac{5}{8}$ " capped rebar; thence South 10 degrees 02 minutes 22 seconds West and run 134.39 feet to a $\frac{5}{8}$ " capped rebar; thence South 88 degrees 53 minutes 45 seconds West and run 20.00 feet to a point thence North 02 degrees 40 minutes 18 seconds East and run 290.00 feet back to the Point of Beginning. Containing 0.19 acres, more or less. According to the survey of Brad S. Lucas, P.L.S., Alabama License No. 23005, dated September 22, 2001.



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Real Estate Sales Validation Form

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

Grantor's Name Timothy Roy Ross
Mary Ross
Mailing Address 79 County RD 876
Clanton, AL 35046
Property Address 5657 HWY 10
Montevallo, AL 35115

Grantee's Name Zachary Allen
Meredith Allen
Mailing Address 5657 HWY 10
Montevallo, AL 35115
Date of Sale 8/4, 2021
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$63,080.00

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: Tax Assessor's Value

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 8/4, 2021

Print: Timothy Roy Ross

Unattested

(verified by)

Sign Timothy Roy Ross
(Grantor/Grantee/ Owner/Agent) circle one