

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under our hands this 4 day of May, 2021.

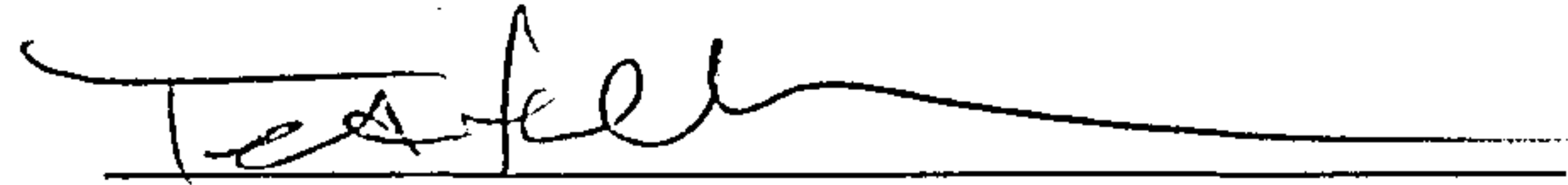
WITNESSES:

Witness

Print Name

Witness

Witness



TERESA A. FULKERSON formerly known as
TERESA A. WEATHERS


STATE OF Alabama }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERESA A. FULKERSON formerly known as TERESA A. WEATHERS, 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 they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 4th day of May, 2021.

Frankie Sports
Notary Public, Alabama State At Large
My Commission Expires October 25, 2023


NOTARY PUBLIC
Print Name Frankie Sports
My Commission Expires: 10/25/2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:
Angelina Whittington, Esquire
840 West Sam Houston Pkwy, Ste. 300
Houston, TX 77024

EXHIBIT A

The following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel A:

Commence at the SE corner of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 57 minutes 50 seconds West along the South line of said section a distance of 622.40 feet; thence North 3 degrees 35 minutes 29 seconds West a distance of 474.22 feet to the Point of Beginning; thence North 84 degrees 17 minutes 41 seconds West a distance of 443.96 feet; thence North 4 degrees 17 minutes 7 seconds East a distance of 518.59 feet to the southerly right of way of Shelby County Hwy. 78; thence South 78 degrees 28 minutes 47 seconds East along said right of way a distance of 418.72 feet to a point of curve to the left having a central angle of 01 degree 01 minute 24 seconds and a radius of 1279.24 feet; thence along the arc of said curve and along said right of way a distance of 22.85 feet; thence south 3 degrees 35 minutes 29 seconds West and leaving said right of way a distance of 474.22 feet to the Point of Beginning. According to the survey of Rodney Shiflett, dated May 14, 2002.

Commonly Known As: 1810 Mooney Road, Columbiana, AL 35051
Parcel ID: 20 9 31 0 000 011.009

Real Estate Sales Validation Form

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

Grantor's Name Teresa A Fulkerson FKA Teresa A
Mailing Address Weathers
1810 Mooney Road, Columbiana
AL, 35051

Grantee's Name Teresa A Fulkerson
Mailing Address 1810 Mooney Road, Columbiana
AL, 35051

Property Address 1810 Mooney Road, Columbiana
AL, 35051

Date of Sale 5/4/2021
Total Purchase Price \$ 0.00

or
Actual Value \$

or
Assessor's Market Value \$ 100,360.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2021 11:39:39 AM
\$32.00 JOANN
20211112000546310

Allen S. Boyd

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 to clear title

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 11/11/21
Print Randi Mondus
Sign Randi Mondus
Unattested (verified by) (Grantor/Grantee/Owner/Agent) circle one