

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-21-27654

Send Tax Notice To: Carolyn Hart
171 Carlson Rd.
Wilsonville, AL 35186

WARRANTY DEED

State of Alabama
County of Shelby } Know All Men by These Presents:

That in consideration of the sum of **Two Hundred Fifty Four Thousand Dollars and No Cents (\$254,000.00), the amount of which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Brenda Maxwell, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Carolyn Hart**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantor herein or her spouse.

\$254,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

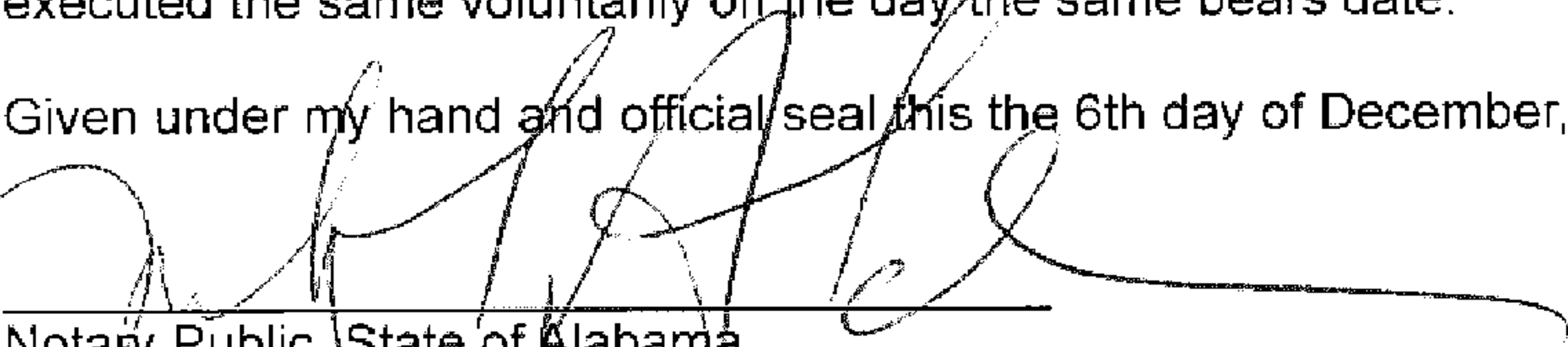
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of December, 2021.


Brenda Maxwell

State of Alabama
County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Brenda Maxwell, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of December, 2021.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024

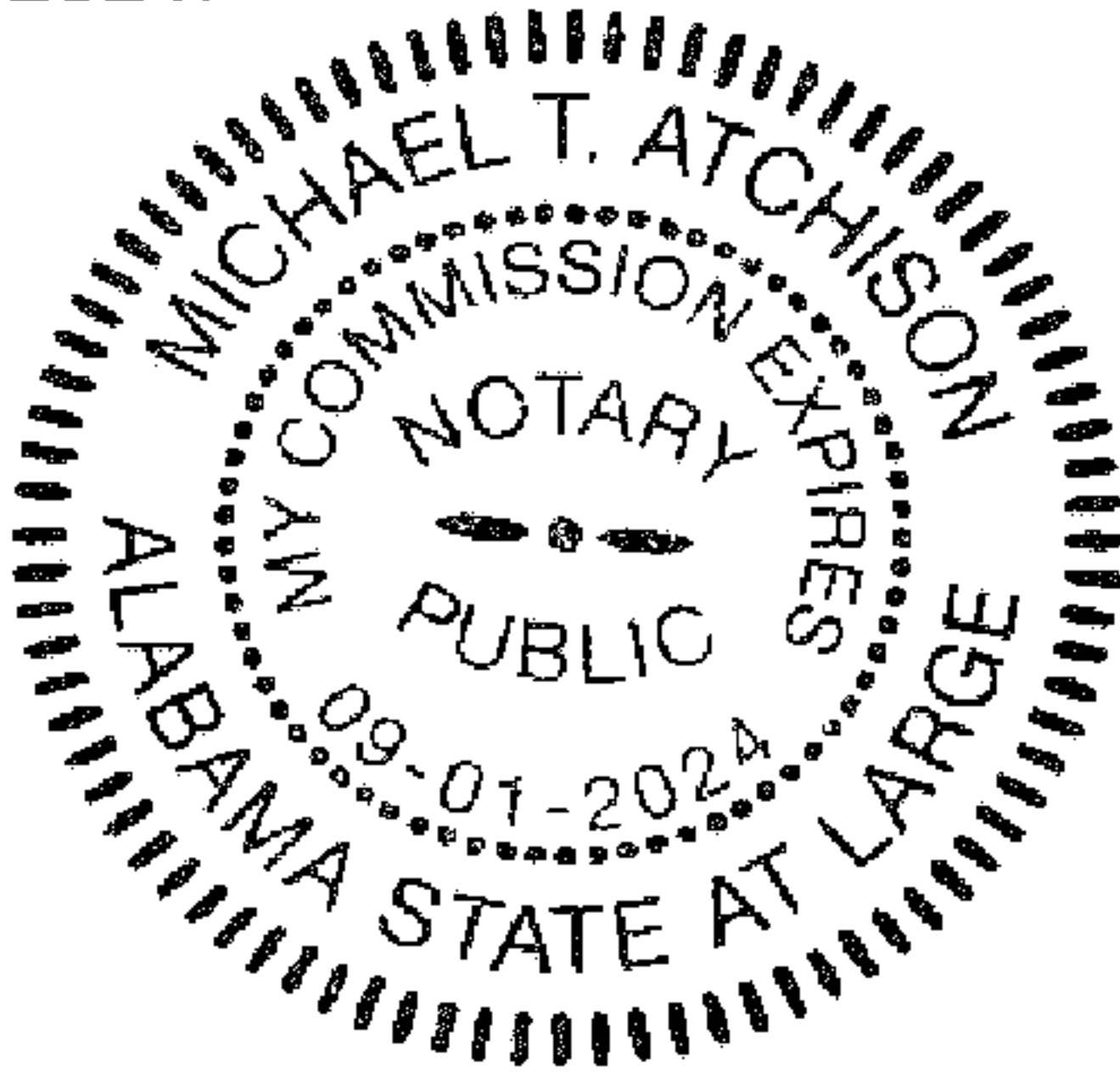


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:
Begin at the NW corner of the NE 1/4 of the SW 1/4 of Section 1 Township 21 South, Range 1 East, Shelby County, Alabama; thence N89°33'01" E a distance of 572.21'; thence S 11°13'55" W a distance of 317.66'; thence N 88°40'51" E a distance of 330.45'; thence S 17°31'06" W a distance of 446.60'; thence N 85°21'42" W a distance of 136.78' to the point of a curve to the left with a radius of 280.00' and a central angle of 24°58'02" with a chord bearing of S 82°09'17"W, with a chord length of 121.05', thence along said curve an arc length of 122.01'; thence S 69°40'16" W a distance of 360.87'; thence N 00° 27'05" W a distance of 327.81'; thence S 89°31'46" W a distance of 105.20; thence N 00°24'53" W a distance of 529.27' to the Point of Beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Brenda Maxwell</u>	Grantee's Name	<u>Carolyn Hart</u>
Mailing Address	<u>821 Highway 99</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>171 Carlson Rd.</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>171 Carlson Rd.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>December 06, 2021</u>
		Total Purchase Price	<u>\$254,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	Closing Statement		

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 of 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 December 06, 2021

Print Brenda Maxwell

Unattested

Sign Brenda Maxwell

(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
12/07/2021 09:24:51 AM
\$29.00 JOANN
20211207000581710

Allen S. Bayl

Form RT-1