

Prepared by
Renee Whitman
1202 Bold Ruler Lane
Helena, AL 35000



20231030000319030 1/3 \$113.00
Shelby Cnty Judge of Probate, AL
10/30/2023 03:57:06 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of: One Dollar (\$1.00) and other good and valuable consideration, Renee Roberson Whitman and Laura Glover (herein referred to as GRANTORS), do grant, bargain, sell and convey to Renee Whitman (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

The NE 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 2 West; and all of the SE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 2 West, lying South of Shelby County Highway No. 26; LESS AND EXCEPT The West 730 feet of the above described property,

Also LESS AND EXCEPT the following:

1. A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the southeast corner of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence northerly along the east line of said section a distance of 563.59 feet to the point of beginning of the property being described; thence continue along last described course 420.00 feet to a point on the southerly margin of Shelby County Highway No. 26 in a curve to the left; thence turn 73 degrees 06 minutes 57 seconds left to chord and run west-northwesterly along the chord of said curve a chord distance of 219.46 feet to a point; thence turn 106 degrees 53 minutes 03 seconds left from chord and run southerly a distance of 483.74 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run easterly 210.00 feet to the point of beginning.

Containing 2.2 acres, more or less.

Shelby County, AL 10/30/2023
State of Alabama
Deed Tax: \$85.00



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2. Tract conveyed to Gregory L. Ashworth and wife, Georgia E Ashworth, by deed recorded as Instrument # 1998-01523 in the Probate Office of Shelby County, Alabama.

3. Tract conveyed to Ronald N. Brown and Sandra K. Brown by deed recorded as Instrument # 1998-14870 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this 8th day of September, 2023.

Renee Roberson Whitman
Renee Roberson Whitman

Laura Glover
Laura Glover

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Renee Roberson Whitman and Laura Glover, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of September, 2023.



Grace Gathings
Notary Public

My commission expires: 05/25/2025

Real Estate Sales Validation Form



20231030000319030 3/3 \$113.00
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This Document must be filed in accordance with Code of Alabama 1975, S.

Grantor's Name Laura Glover
Mailing Address Renee Whitman

Grantee's Name Renee Whitman
Mailing Address 1202 Bold Berkeley
Helena, AL 35020

Property Address Acreage

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 119,200

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 1/2 value \$84,630

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 10/30/2023

Print Renee Whitman

Unattested

Sign Renee Whitman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one