


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:

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P O Box 822
Columbiana, AL 35051


20151007000352420 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
10/07/2015 01:32:21 PM FILED/CERT

Send Tax Notice to:

Tyler Williamson

538 Hwy 34
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIX THOUSAND DOLLARS and 00/100 (\$6,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Belinda Henson, a single woman**, (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Tyler P. Williamson** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description

SUBJECT TO:

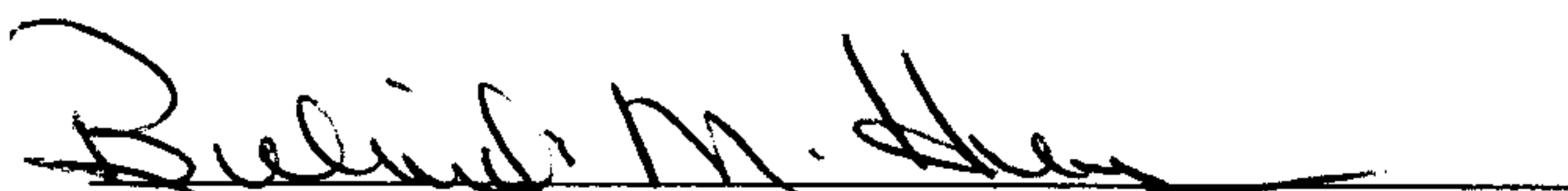
1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

The property described herein does not constitute the homestead of the Grantor nor that of his /her spouse.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of October, 2015.


Belinda Henson

Shelby County, AL 10/07/2015
State of Alabama
Deed Tax: \$6.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Belinda Henson**, whose names are 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 the same bears date.

Given under my hand and official seal this 5th day of October, 2015.




Notary Public
My Commission Expires: 1-9-2017



Exhibit "A" Legal Description


20151007000352420 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
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A Parcel of land being part of Lot 4 of Sterling Moore Family Subdivision, as recorded in Map Book 39, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NE Corner of above said Lot 4 of Sterling Moore Family Subdivision, said point being the POINT OF BEGINNING; thence S87°30'27"W, a distance of 116.00'; thence S02°45'58"E, a distance of 408.04' to the Northerly R.O.W. line of Shelby County Highway 36 and the beginning of a non-tangent curve to the right, having a radius of 782.41, a central angle of 01°49'21", and subtended by a chord which bears S85°29'44"E, and a chord distance of 24.89'; thence along the arc of said curve and said R.O.W. line, a distance of 24.89'; thence S85°33'42"E and along said R.O.W. line, a distance of 71.11'; thence N00°04'00"E and leaving said R.O.W. line, a distance of 420.07' 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

Belinda Henson
8085 Helena Road
Pelham, AL 35124

Mailing Address

Property Address

Vacant Property

Grantee's Name

Mailing Address

Tyler Williamson
538 Hwy 34
Chelsea, AL 35043

Date of Sale

Total Purchase Price

\$ 6,000.00

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

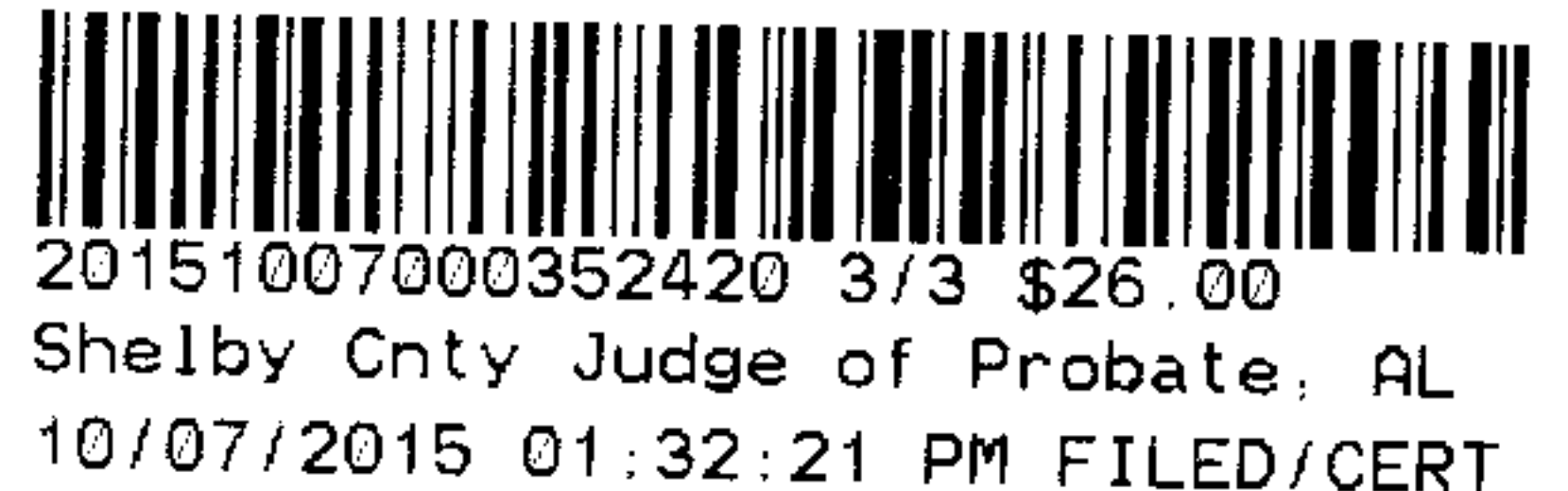
☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other

Verbal



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 _____

Print

Belinda Henson

☐ Unattested

AC

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one