

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Sherrita Drake, unmarried, and Betty Underwood, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Terrell Underwood (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Begin 218 feet East of SW corner of NE¼ of SW¼; thence North 210 feet; East 210 feet; South 210 feet; West 210 feet to the point of beginning, situated inn Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.


GRANTOR Betty Underwood and Annie J. Drake were the only children and only heirs at law of John C. Reed, who died intestate on March 9, 2016. John C. Reed was the surviving grantee named in deed recorded as Instrument # 1997-40138 in the Probate Office of Shelby County, Alabama, the other grantee, Helen V. Reed having died on September 14, 2001. Annie J. Drake died intestate on February 17, 2017, and GRANTOR Sherrita Drake is her only child and sole heir at law.

The above described property does not constitute any part of the homestead of GRANTOR Betty Underwood or her spouse.

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

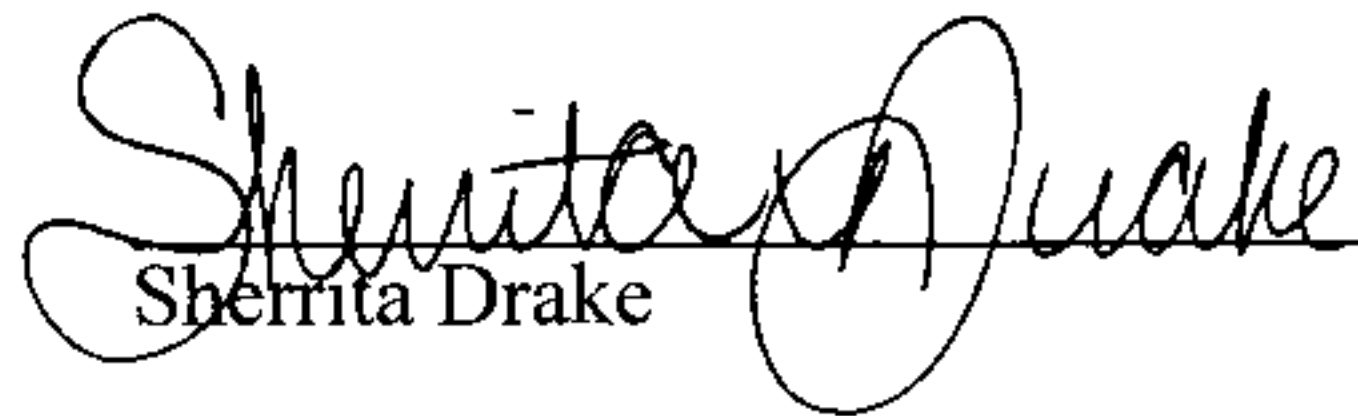
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns

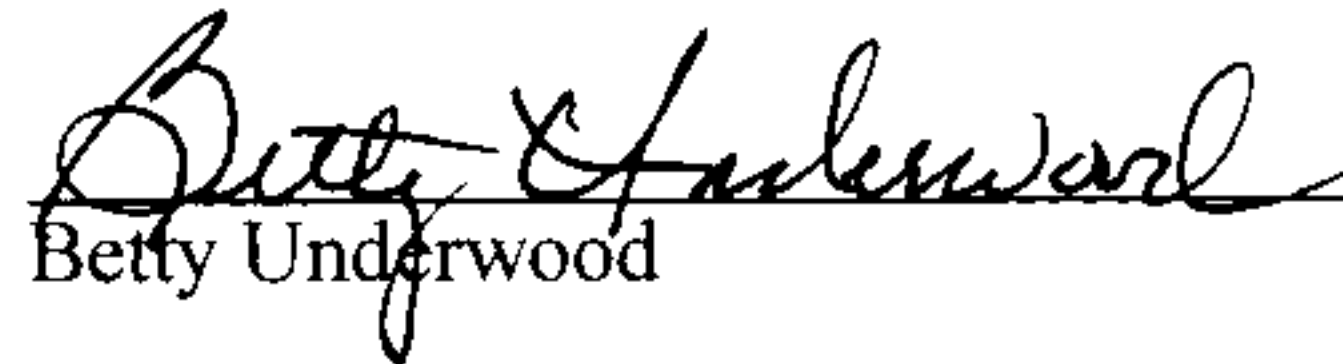
Shelby County, AL 08/29/2017
State of Alabama
Deed Tax: \$10.50


20170829000314650 1/3 \$31.50
Shelby Cnty Judge of Probate, AL
08/29/2017 11:40:41 AM FILED/CERT

forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
10th day of March, 2017.

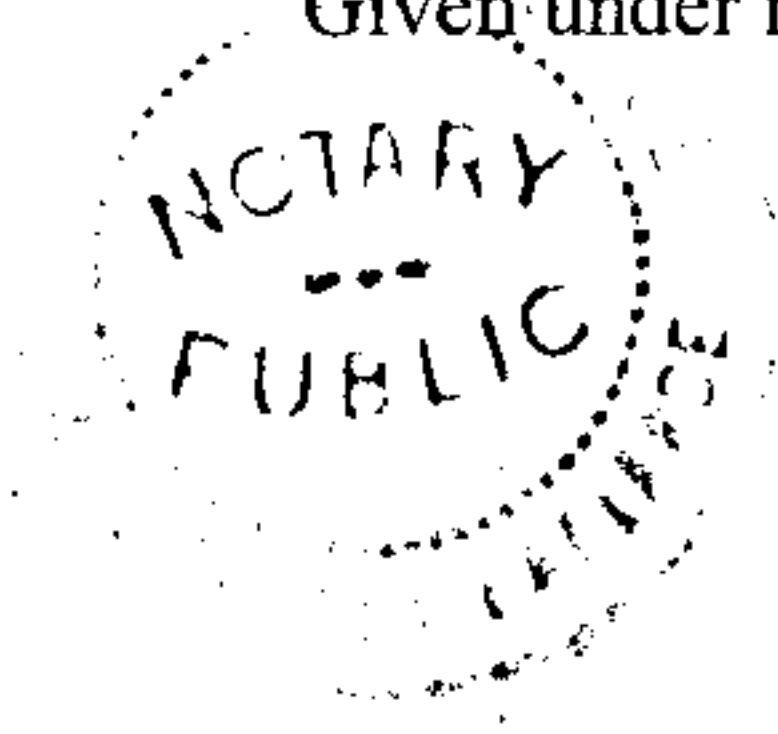

Sherrita Drake

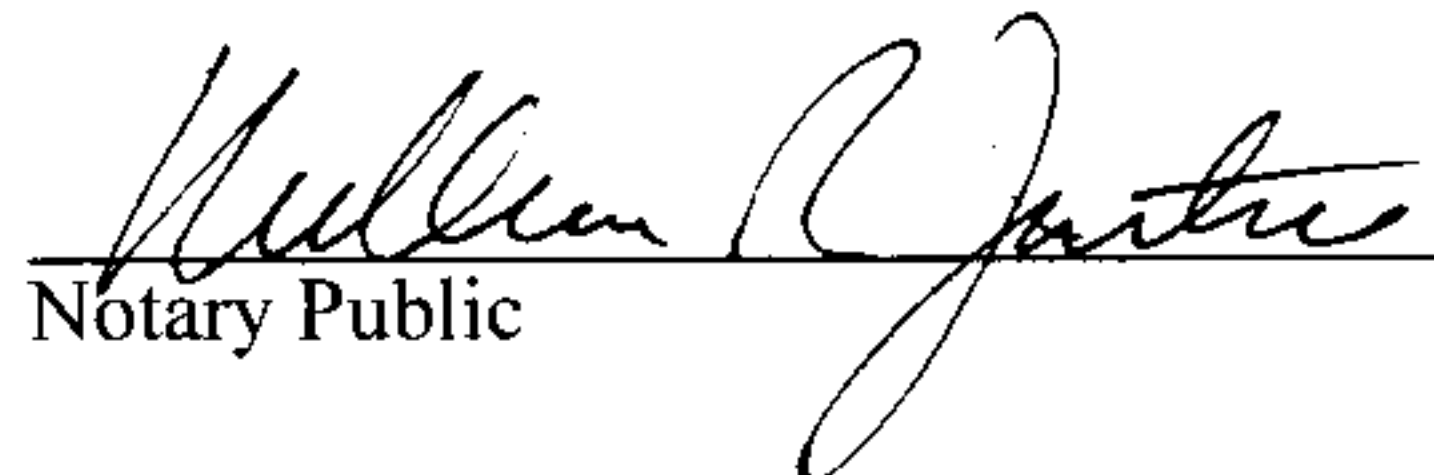

Betty Underwood

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherrita Drake, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2017.



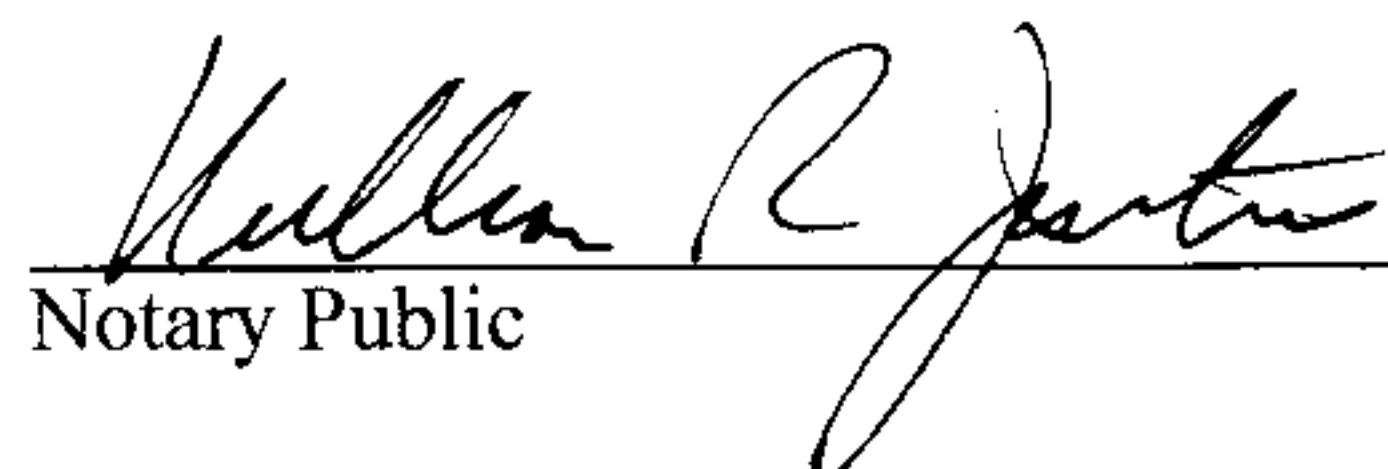

Notary Public


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Underwood, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2017.




Notary Public


20170829000314650 2/3 \$31.50
Shelby Cnty Judge of Probate, AL
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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 Sherrita Drake
Mailing Address 430 Jonesboro, S.W. Columbia, AL 35051
Betty Underwood
104 Wood Ln, Columbia, AL 35051


Grantee's Name Terrell Underwood
Mailing Address _____

Property Address McMikel Dr
Columbia, AL

Date of Sale 3-10-17
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 10,100.00


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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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 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 3-10-17

Print Sherrita Drake

☒ Unattested Karen M. Olsen
(verified by)

Sign Sherrita Drake

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1