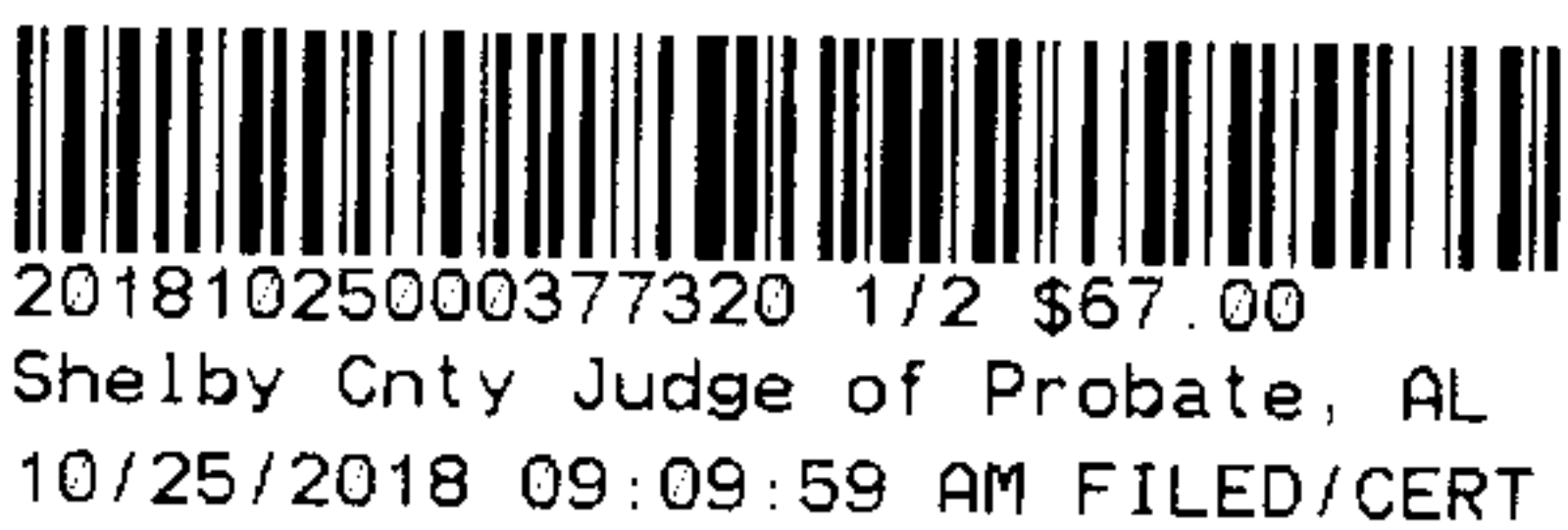


This instrument was prepared by:
Mike T. Atchison, Attorney at Law, Inc.
P.O. Box 822
Columbiana, AL 35051



Send Tax Notice to:
Angela Leigh Barnett
71 2nd Avenue
Shelby, Al 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Betty Novak, an unmarried widow

grant, bargain, sell and convey unto

Angela Leigh Barnett

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

Lots 8, 9, and 10, in Block 3, according to the survey of Pine Grove Camp, a map of which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 8, and being situated in the SE ¼ of the SE ¼, Section 12, Township 24 North, Range 15 East, Shelby County, Alabama.

Subject to taxes for 2019 and subsequent years, restrictions, easements and rights of way of record.

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 22nd day of October, 2018.

Betty Novak
Betty Novak

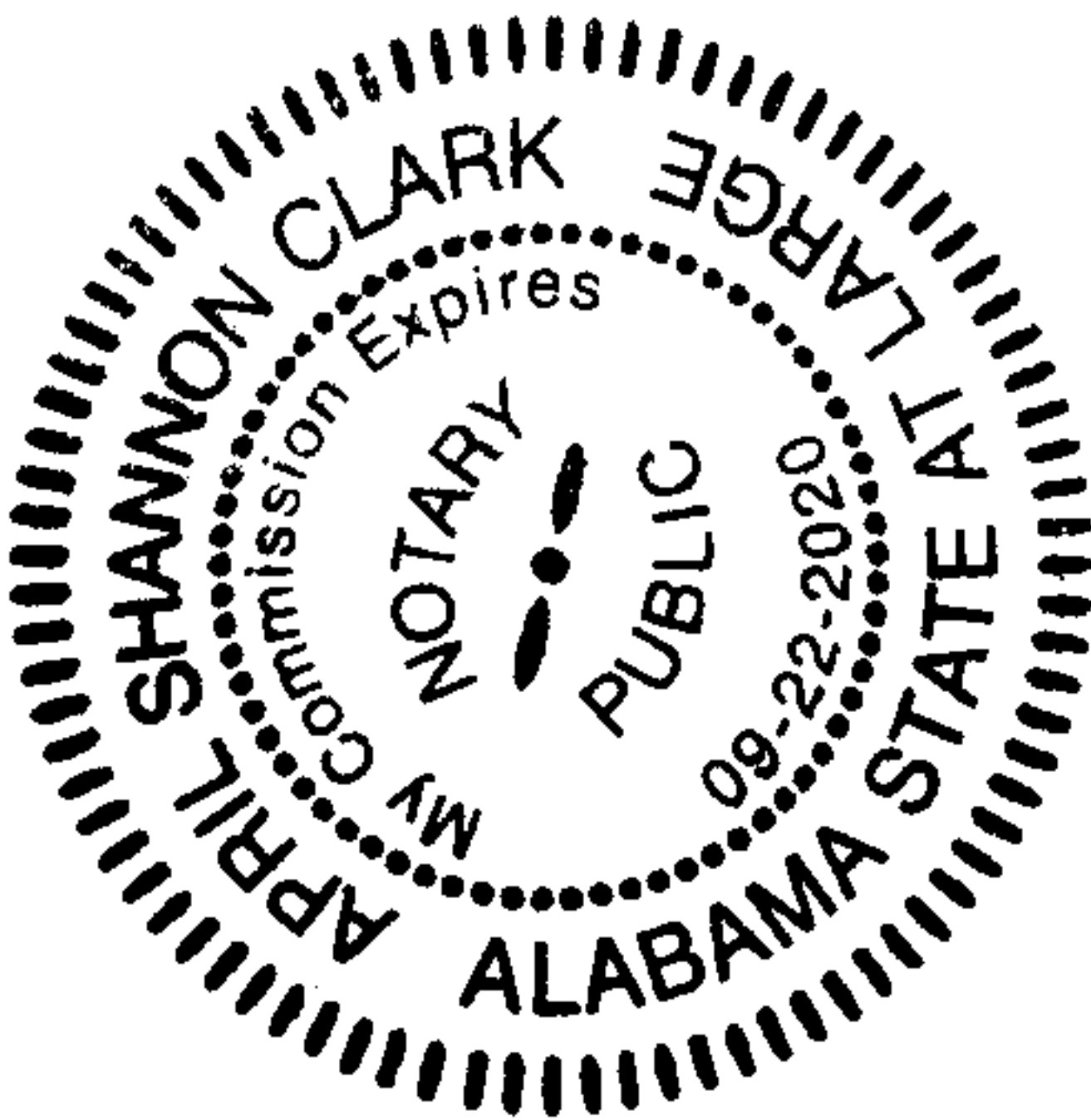
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Betty Novak, 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 22nd day of October, 2018.

April Clark
Notary Public

My Commission Expires: 9/22/2020



Real Estate Sales Validation Form

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

Grantor’s Name Betty Novak
Mailing Address 71 2nd Avenue
Shelby, Al 35143

Grantee’s Name Angela Leigh Barnett
Mailing Address 71 2nd Avenue
Shelby, Al 35143

Property Address _____
71 2nd Avenue
Shelby, AL 35143

Date of Sale _____
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$48,520.00

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
__X__ Other

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print Betty Novak _____

_____ Unattested _____
(verified by)

Sign Betty Novak _____
(Grantor/Grantee/Owner/Agent) circle one

