

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Lisa M. Dennis
161 Shelby Springs Farms
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Seven Thousand Five Hundred and No/00 Dollars (\$27,500.00)** to the undersigned grantors (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Chavis K. Bauer and Jared W. Blackerby, both single (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Lisa M. Dennis (herein referred to as grantee, whether one or more)** the following described real estate, situated in **Shelby County, Alabama**, described as follows:

A parcel of land lying in the SE 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 1 East, and contains 1.261 acres.

Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East; thence run in a Northerly direction along the East boundary line of said section a distance of 3585.88 feet to the point of beginning of the parcel herein described; thence continue Northerly along the East line of said Section 36, a distance of 157.40 feet to a point; thence turn an angle of 92°00'36" to the left and run Westerly a distance of 352.77 feet to a point on the Easterly 40 foot right of way line of Shelby County Highway #61; thence turn an angle of 90°40'16" to the left and run Southerly along said right of way line a distance of 157.32 feet to a point; thence turn an angle of 89°19'44" to the left and run Easterly leaving said right of way a distance of 345.41 feet to the POINT OF BEGINNING. Situated in Shelby county, Alabama.

Also included is a 2007 Manufactured Home bearing the Serial Number DSDAL50809 A & B; Make, Southern; Model SS9861; Length/Width 76'x32', which is/will be attached and affixed to the land as real estate.

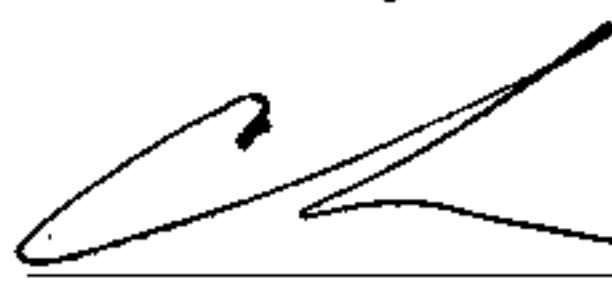
(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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, we have hereunto set my hand and seal this 30th day of November, 2018.

Shelby County, AL 12/03/2018
State of Alabama
Deed Tax: \$27.50

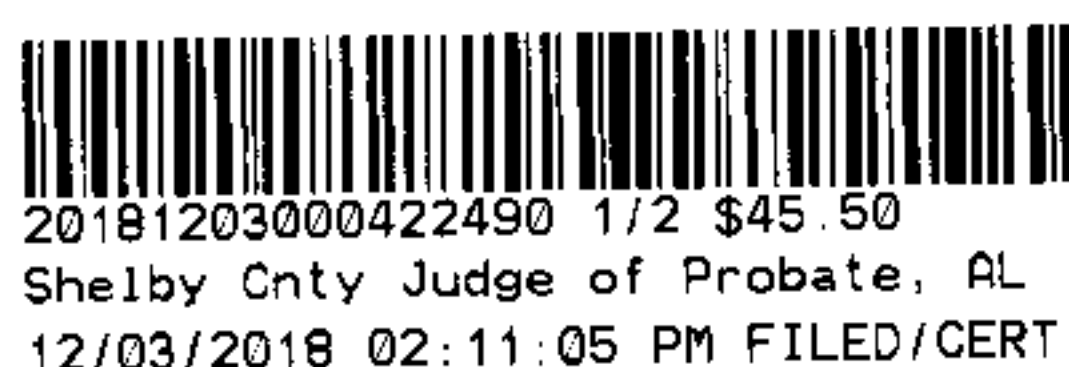

Chavis K. Bauer

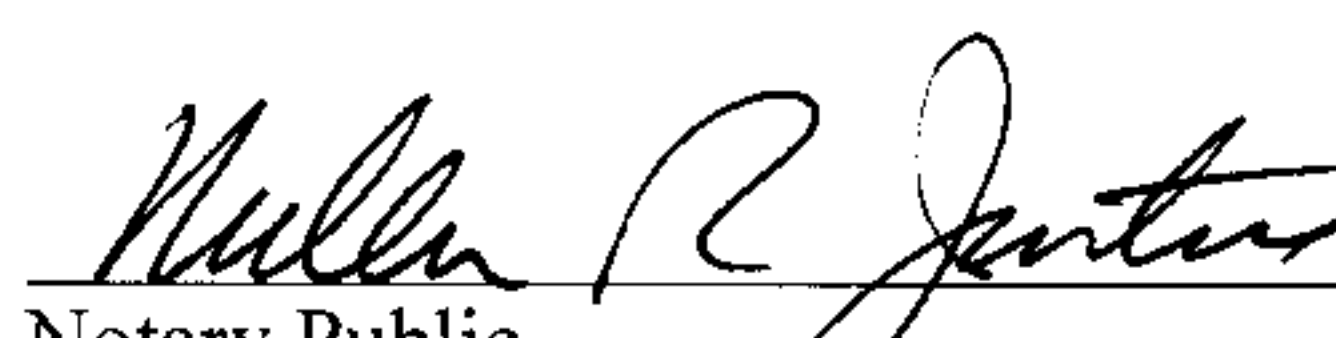

Jared W. Blackerby

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Chavis K. Bauer and Jared W. Blackerby, who 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2018.




Notary Public
My Commission Expires: 9-11-19

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Chavis K. Bauer & Jared W. Blackerby

Mailing Address 320 Hwy 302
Sho Valley AL 35143

Grantee's Name: Lisa M. Dennis

Mailing Address: 161 Shelby Springs Farm
Calera, AL 35040

Property Address: 10940 N. Main St.
Wilsonville, AL 35186

Date of Sale 11-30-18
Total Purchase Price \$ 27,500.00

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 -

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 11-30-18

✕ Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

✕ Print Chavis K. Bauer

☐ Unattested

(Verified by) _____

Form RT-1

