

Send tax notice to:

James Elliott

565 Richard Porter Drive

Shelby, Alabama 35143

STATE OF ALABAMA

SHELBY COUNTY


20190409000114800 1/4 \$49.00
Shelby Cnty Judge of Probate, AL
04/09/2019 11:15:48 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Five thousand and 00/100 Dollars (\$25,000.00) in hand paid to the undersigned Mike Hughes(hereinafter referred to as Grantors") by James Elliott (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in SHELBY COUNTY, Alabama, to-wit:

Begin at the NW corner of the NW ¼ of the SE ¼ of Section 35, Township 20 North, Range 1 West, Shelby County, Alabama: thence North 89 degrees 12 minutes 54 seconds East, 216.00 feet; thence South 00 degrees 01 minutes 40 seconds East, 141.73 feet to the northerly right of way of County Road 446; thence along said road along a curve to the left said curve having a radius of 201.92 feet along a chord bearing and distance of South 75 degrees 45 minutes 54 seconds West, 107.38 feet; thence continue along said road South 67 degrees 41 minutes 37 seconds West, 120.89 feet; thence leaving said road North 00 degrees 02 minutes 40 seconds West, 211.06 feet to the point of beginning.

According to the survey of Michael G Moates, dated February 12, 2003.

IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Shelby County, AL 04/09/2019
State of Alabama
Deed Tax:\$25.00

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO NOT OWNED BY GRANTORS. RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

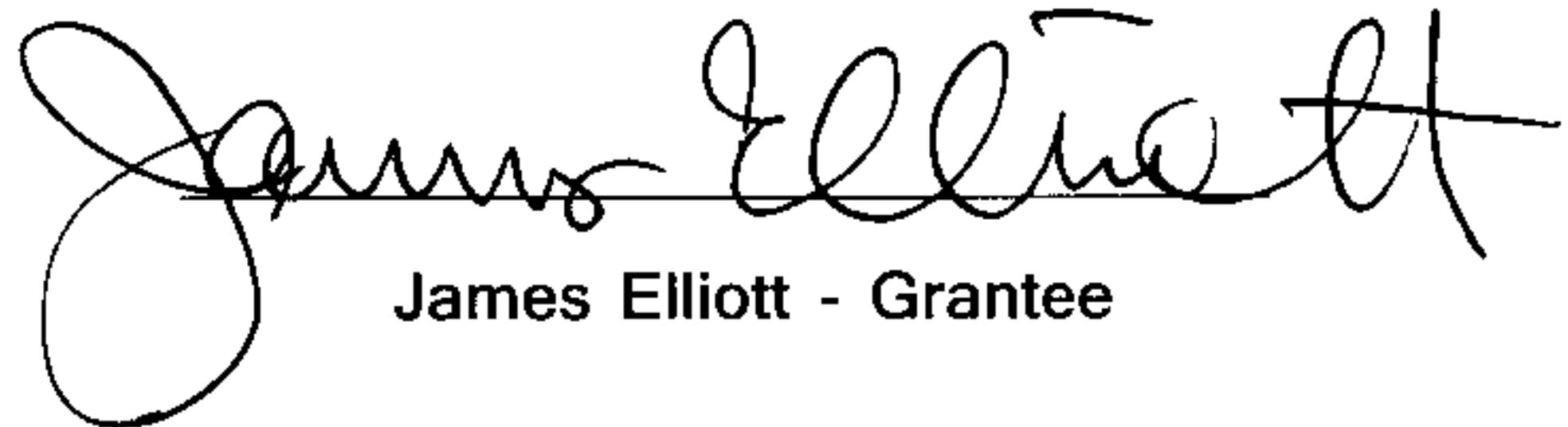
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), hereunto set their signature(s) and seal(s) on this the 4th day of April 2019.



Mike Hughes - Grantor



James Elliott - Grantee

STATE OF Alabama
COUNTY OF Jefferson



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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Elliott, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of April 2019.

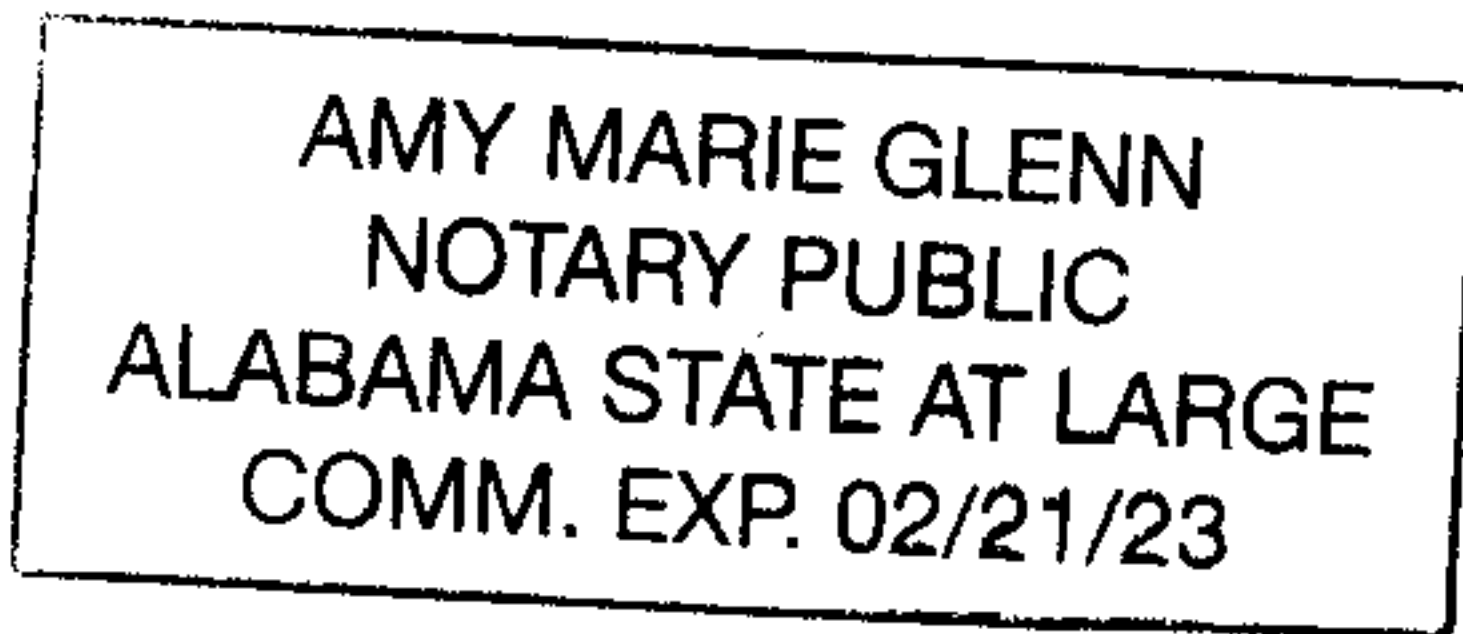


Notary Public

Print Name: Amy Marie Glenn

Commission Expires: 2/21/23

[NOTARIAL SEAL]



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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 Mike Hughes
Mailing Address 246 Marshall Ave
Columbiana, AL
35251

Grantee's Name James Elliott
Mailing Address 565 Richard Porter Dr
Shelby, AL
35143

Property Address 617 County Rd 446
Columbiana, AL
35251

Date of Sale 4-4-2019
Total Purchase Price \$ 25,000

or
Actual Value \$

or
Assessor's Market Value \$ 22,610.

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 (Tax Office)

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 4-4-19

☐ Unattested

[Signature]
Verified by

Print James Elliott

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



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Form RT-1