

This instrument was prepared by:

(Name)...Hattie J. Holman.....

(Address)...4001 Laurel Lakes Way, Helena, AL 35022.....

**WARRANTY DEED**

STATE OF ALABAMA            }        KNOW ALL MEN BY THESE PRESENTS:

.....SHELBY.....COUNTY}

That in the amount of .....**FORTY THOUSAND AND NO/100 (\$40,000.00) DOLLARS**...

To the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged:

**Hattie J. Holman**

(herein referred to as grantor, grant, bargain, sell and convey unto:

**Paul E. McKenzie**

(herein referred to as grantee, the following described real estate, situated in:

**Shelby County, Alabama. To wit:**

Lots 18 and 20, of Montevallo Coal & Transportation Company's Subdivision of the Town of Aldrich, Shelby County, Alabama, as recorded in Map Book 3, Page 4 and The Thomas Addition to the Town of Aldrich as recorded in Map Book 3, Page 52, in the office of the Probate Judge of Shelby County, Alabama, said Thomas Addition Plat being a more recent and comprehensive map of the same property as originally recorded by the Montevallo Coal and Transportation Company, less and except the portion of said Lots 18 and 20 that has acquiesced into the Public Domain as part of Central Avenue and a portion of the West Side of same Lots 18 and 20 that has been adversely occupied for over 40 years as shown on the Plat, the correct description of the remaining portion of said Lots 18 and 20 is more properly described as follows: Commence at the Southwest Corner of Lot 20 of Montevallo Coal and Transportation Company's Subdivision of (the) Town of Aldrich, Thence Easterly 237.43' to the West Right Of Way Line of Central Avenue, Thence 90 Degrees 0 Minutes Left and Northerly along said Right of Way 336.66' to a Point, Thence 5 Degrees 0 Minutes Left and continue along said Right of Way Line 138.51' to a Point on the Original West Line of said Central Avenue, Thence 85 Degrees 0 minutes Left and Westerly 228.08' to a Point, Thence 90 Degrees 19 Minutes 42 Seconds Left and Southerly 474.66' To the Point of Beginning, Containing 2.5 Acres and marked on the Corners with Iron Pins as shown on the Plat.

TO HAVE AND TO HOLD to the said GRANTEE, alone.

And I do for myself, covenant with the said GRANTEE, that I am lawfully seized in fee simple of said premises; that he is encumbered by the conditions noted above; that I have a good right to sell and convey the same as aforesaid; that I will and warrant and defend the same to the said GRANTEE, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14 day of June, 2019

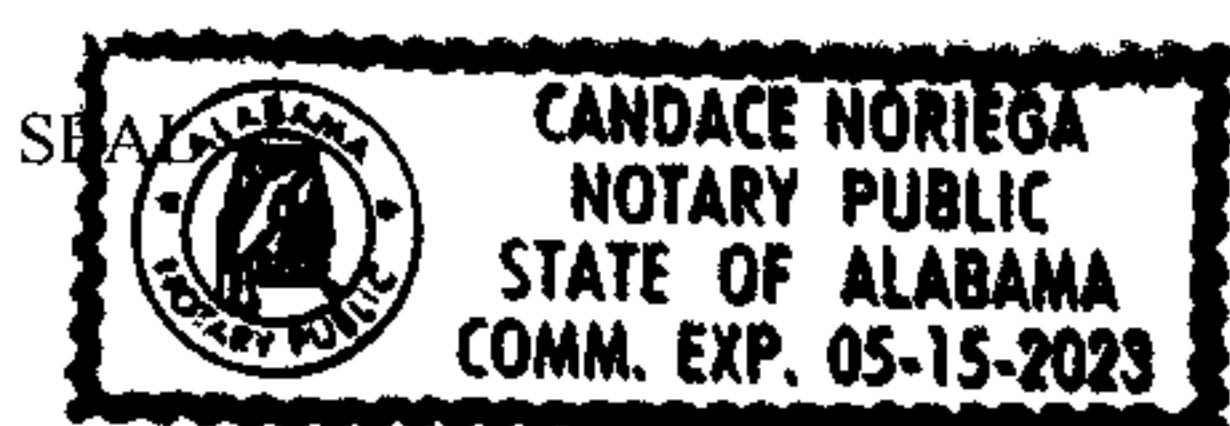


Hattie J. Holman

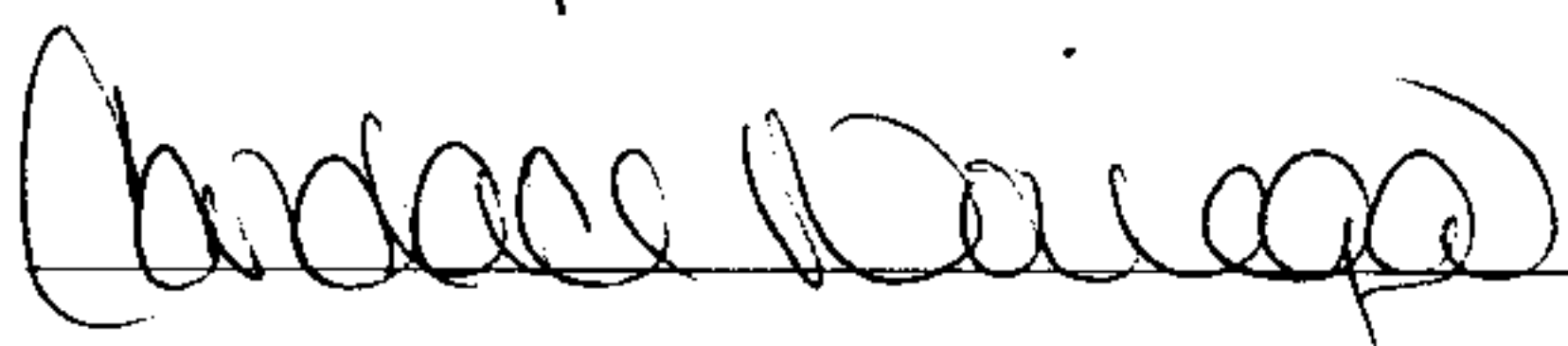
STATE OF ALABAMA }

General Acknowledgement

SHELBY COUNTY    } I the undersigned, a Notary Public in and for said county, in said State, hereby certify that Hattie J. Holman 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 14 day of June, 2019.



Shelby County, AL 06/20/2019  
State of Alabama  
Deed Tax: \$40.00

  
Notary Public

  
20190620000220420 1/2 \$58.00  
Shelby Cnty Judge of Probate, AL  
06/20/2019 02:32:45 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Mattie J. Holman Grantee's Name Paul McKenzie  
Mailing Address 4001 Laurel Lakes Way Mailing Address 312 Selma Rd  
Montevallo, AL 35115  
Property Address 430 Highway 204 Date of Sale 6/14/19  
Montevallo, AL Total Purchase Price \$ 40,000  
35115 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 6/20/19

Print Paul M McKenzie

Sign Paul  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

verified by)



20190620000220420 2/2 \$58.00  
Shelby Cnty Judge of Probate, AL  
06/20/2019 02:32:45 PM FILED/CERT

Form RT-1