

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Mary Kubas
281 Fleming Rd
Vincent, AL 35178

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Twenty Thousand Dollars and NO/100 (\$20,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Banita Gayle Wallace, a single person**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Mary Kubas aka Mary Danette Kubas** (herein referred to as Grantee whether one or more), the following described real estate, situated in SHELBY County, Alabama to wit:

The Southeast quarter of the Southwest quarter of Section 36, Township 18, Range 2 East, situated in Shelby County, Alabama, being more particularly described as follows:

Beginning at the NW comer of the SE 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, and run thence South 01 degrees 29 minutes 34 seconds East a distance of 1321.60 feet along the West line of said 1/4 -1/4 to the set SW corner of same said 1/4 -1/4 section; thence run North 89 degrees 50 minutes 10 seconds East along the South line of said 1/4-1/4 section a distance of 990.48 feet to a set rebar corner; thence run North 01 degrees 22 minutes 45 seconds West a distance of 1322.38 feet to a set rebar comer on the North line of said 1/4-1/4. section; thence run South 89 degrees 47 minutes 16 seconds West along the North line of said 1/4 -1/4 section a distance of 993.08 feet to the point of beginning; being situated in Shelby County, Alabama.

Also a 60 foot easement for ingress and egress more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning of the easement herein conveyed; thence run west along the north line of said 1/4-1/4 section a distance of 330 feet to a point; thence run south parallel to the east line of said 1/4-1/4 section a distance of 60 feet to a point; thence run east parallel to the north line of said 1/4-1/4 section a distance of 330 feet to a point on the east line of said 1/4-1/4 section; thence run north along the east line of said 1/4-1/4 section a distance of 60 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 18,000.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said grantee, his/her heirs, successors and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said grantee, his/her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this 23rd day of August, 2019

Banita Gayle Wallace
Banita Gayle Wallace

STATE OF Al
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Banita Gayle Wallace** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of August, 2019.



[Signature]
Notary Public
My commission expires:

Real Estate Sales Validation Form

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

Grantor's Name Bonita Gayle Walker
Mailing Address 55 East St Unit A
Sylacauga, AL
36150

Grantee's Name Mary Kubas
Mailing Address 281 Fleming Rd
Vincent, AL
35178

Property Address 281 Fleming Rd
Vincent, AL
35178

Date of Sale 8-23-19
Total Purchase Price \$ 20,000
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 8-23-19

Print James Yanja
Sign [Signature]

Unattested _____ (verified by) _____ (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/26/2019 10:30:56 AM
\$23.00 CHARITY
20190826000312620

Print Form

Form RT-1

Allen S. Beal