

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

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

*Send Tax Notice to:*  
**Larry Pickett**  
115 Nelson Walker Road  
Columbiana, AL 35051

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **SEVEN THOUSAND DOLLARS AND ZERO CENTS (\$7,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Tonya Lee, a married woman (herein referred to as Grantors)***, grant, bargain, sell and convey unto, ***Larry Pickett (herein referred to as Grantee)***, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit A for Legal Description.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or her spouse.

**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 25<sup>th</sup> day of September, 2019.

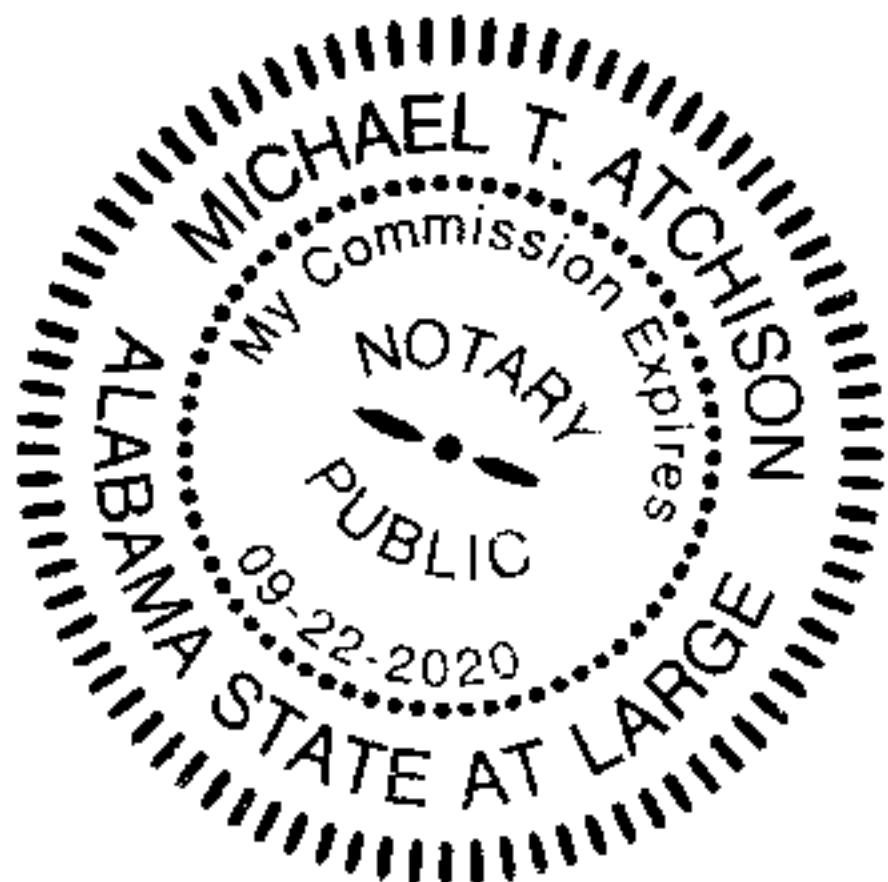
  
\_\_\_\_\_  
**Tonya Lee**


Shelby County: AL 09/25/2019  
State of Alabama  
Deed Tax: \$7.00


**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Tonya Lee***, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of September, 2019.




  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/22/2020

  
20190925000350680 1/3 \$35.00  
Shelby Cnty Judge of Probate: AL  
09/25/2019 02:51:16 PM FILED/CERT

## EXHIBIT A – LEGAL DESCRIPTION

Commence at the southwest corner of SW<sub>4</sub> of SW<sub>4</sub> of Section 36, Township 21, Range 1 West thence north 2 deg. 30 min. west 457.4 feet; thence south 3/4 deg. 15 min. west 665 feet, more or less, to the right-of-way of the Egg and Butter road; thence north 13 deg. 15 min. west 136 feet along the right-of-way of the Egg and Butter road to point of beginning; thence continue along the right-of-way of said Egg and Butter road a distance of 70 feet more or less to the southwest corner of William Buie lot; thence east and parallel with the north line of said 40 acres 665 feet, more or less to the east line of SE<sub>4</sub> of SE<sub>4</sub> of Section 35, Township 21 South, Range 1 West; thence south along the said section line 70 feet to a lot heretofore conveyed to the grantees herein; thence west and parallel with the north line of said SE<sub>4</sub> of SE<sub>4</sub> of said Section 35 a distance of 665 feet, more or less, to the point of beginning; situated in SE<sub>4</sub> of SE<sub>4</sub> of Section 35, Township 21 South, Range 1 West.

  
20190925000350680 2/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
09/25/2019 02:51:16 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 Tonya Lee  
Mailing Address 5417 Saddle Ridge Lane  
Pinson, AL 35126

Grantee's Name Larry Pickett  
Mailing Address 115 Nelson Walker Road  
Columbiana, AL 35051

Property Address 1245 Egg & Butler Rd  
Columbiana, AL 35051

Date of Sale September 25, 2019  
Total Purchase Price \$ 7,000.00

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 25 Sep 19

Print Tonya Lee

Unattested

Sign Tonya Lee

Verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190925000350680 3/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
09/25/2019 02:51:16 PM FILED/CERT

Form RT-1