

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

Send Tax Notice to:  
Donna Channell

8181 Hwy 13  
Helena, AL 35080

## WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SIXTY-ONE THOUSAND SIX HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$161,650.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Donna Channell, a single woman, Aaron Lane Channell, a married man, Patrick Clint Channell, a married man, and Jason Cody Channell, a married man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Donna Channell* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 20 South, Range 4 West, Shelby County, Alabama, thence Northerly along the East line of said 1/4-1/4 Section 664.60' to a point, thence 92 -05' -30" left 661.72' to the point of beginning of the property being described, thence continue along last described course 330.86' to a point, thence 88 -00' -30" left 413.21' to a point on the North right of way line of Shelby County Highway Number 13, thence 131 -58' -00" left and run Northeasterly along said North right of way line 444.58' to a point, thence 48 -00' -00" left 127.33' to the point of beginning, containing 1.95 acres and being marked on the corners with iron pins as shown on the plat.

### SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantors herein or their spouses.

The Grantors herein are all the heirs of law of Randall Lane Channell whose date of death was August 17, 2019.

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 6th day of November, 2019.

Donna Channell  
Donna Channell

Shelby County, AL 11/12/2019  
State of Alabama  
Deed Tax: \$162.00

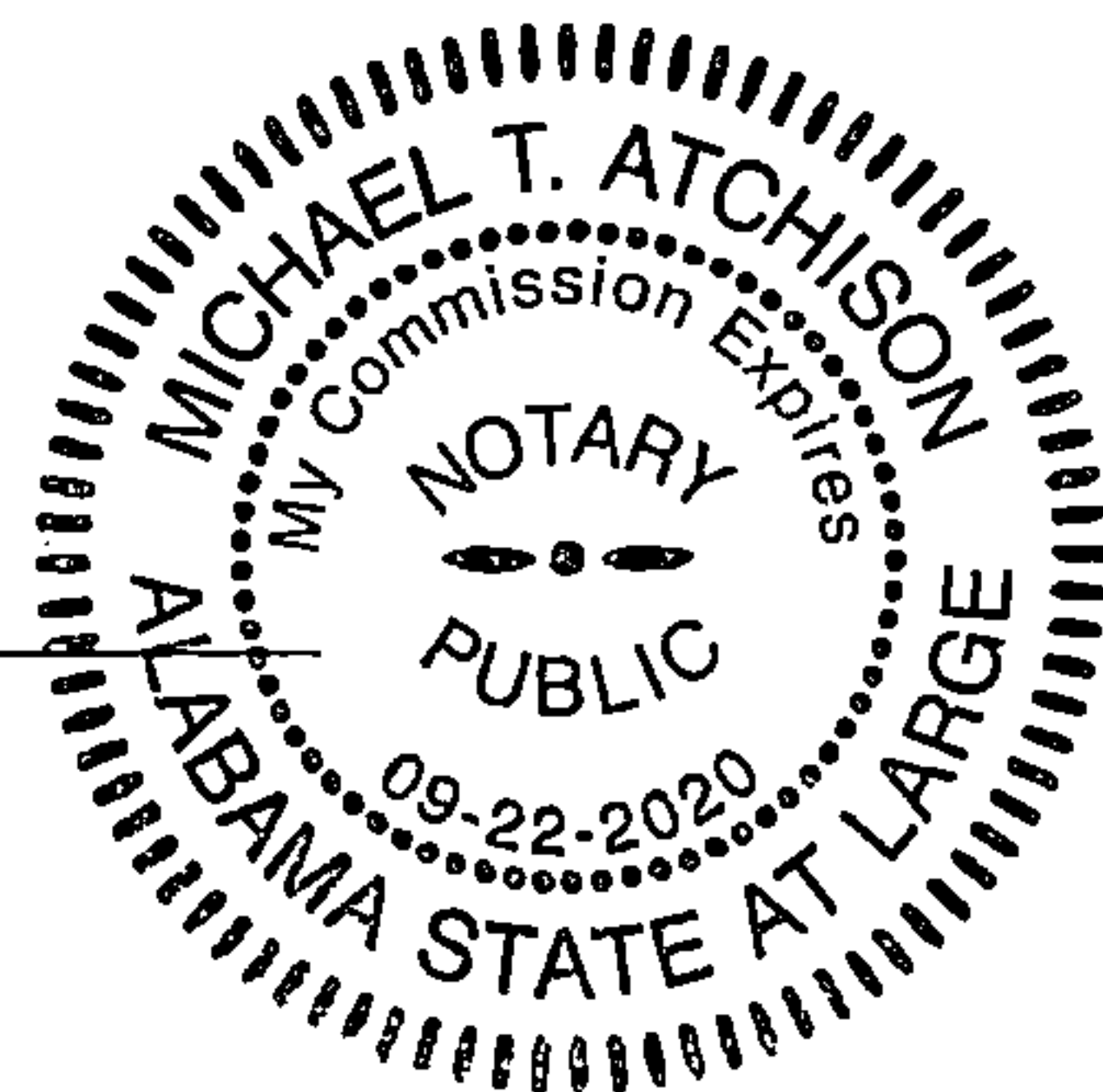
STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Donna Channell*, 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, he executed the same voluntarily on the day the same bears date.

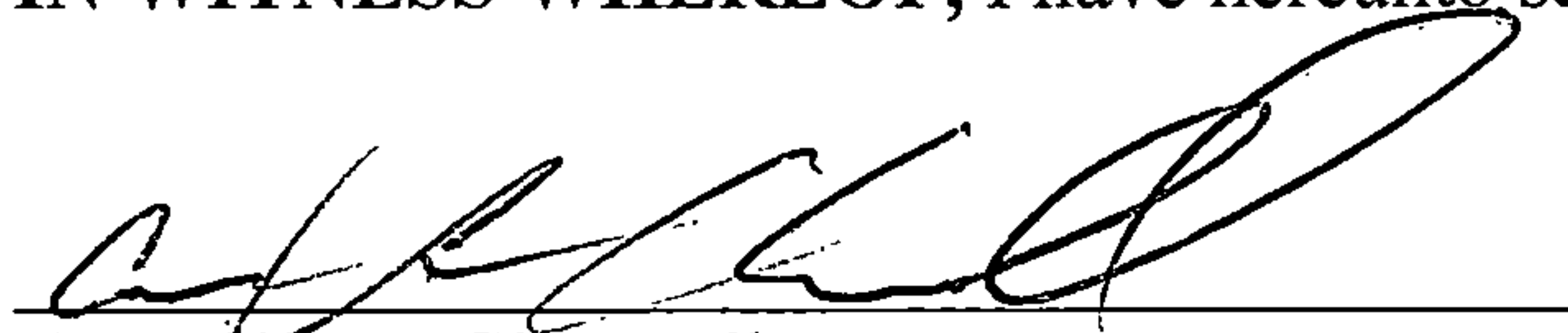
Given under my hand and official seal this 6th day of November, 2019.

20191112000418820 1/4 \$195.00  
Shelby Cnty Judge of Probate, AL  
11/12/2019 10:58:18 AM FILED/CERT

Michael T. Atchison  
Notary Public  
My Commission Expires:



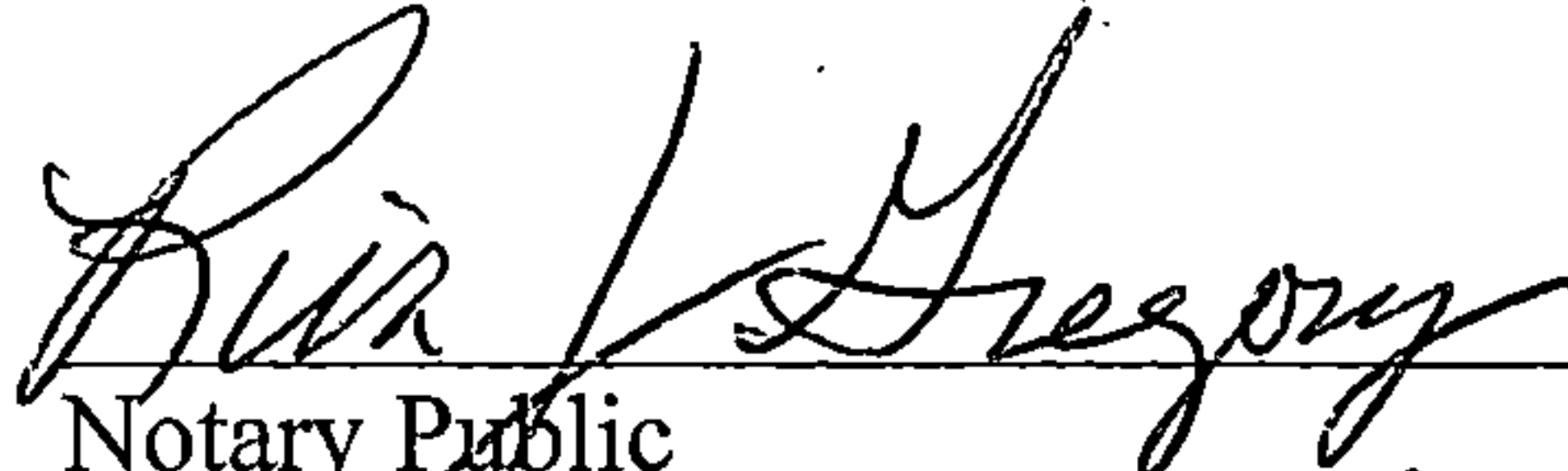
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8 day of November, 2019.

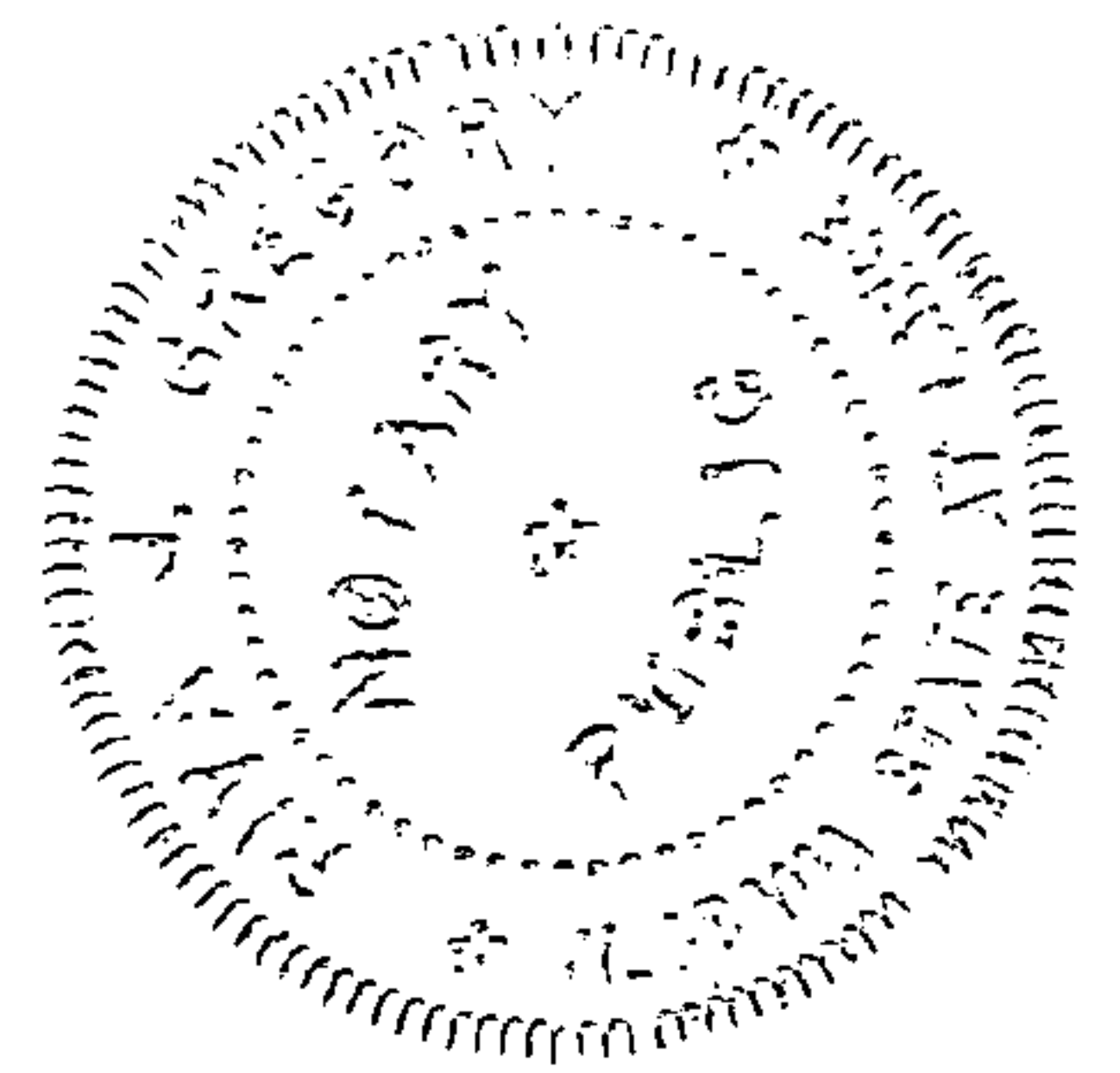
  
\_\_\_\_\_  
**Aaron Lane Channell**

STATE OF ALABAMA)  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Aaron Lane Channell**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of November, 2019.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 11/16/2020



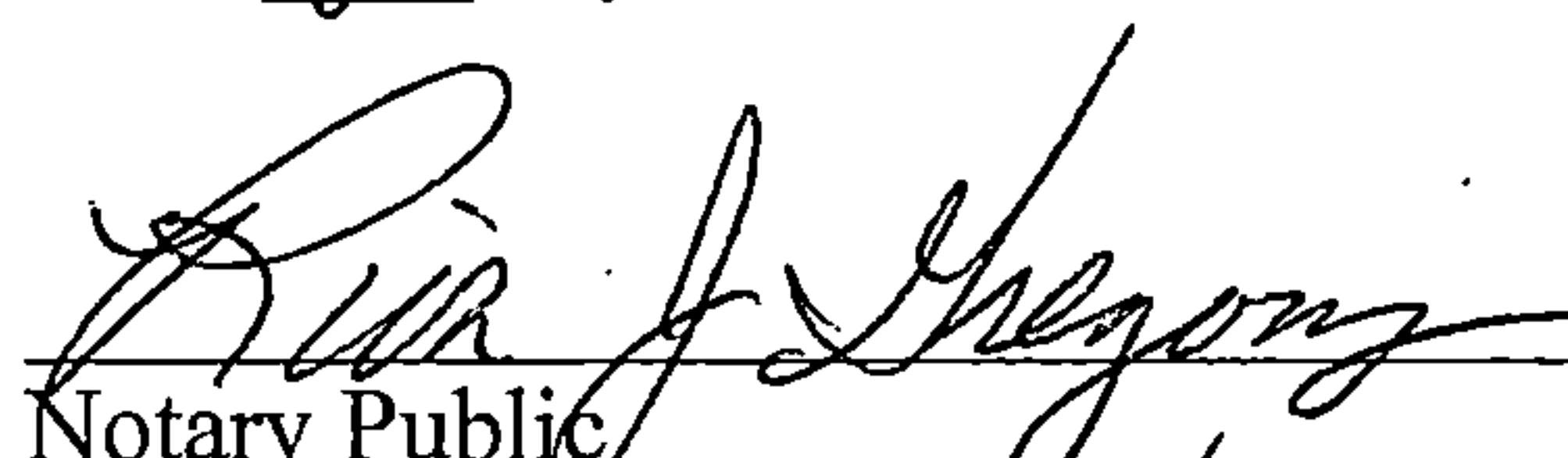
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8<sup>th</sup> day of November, 2019.

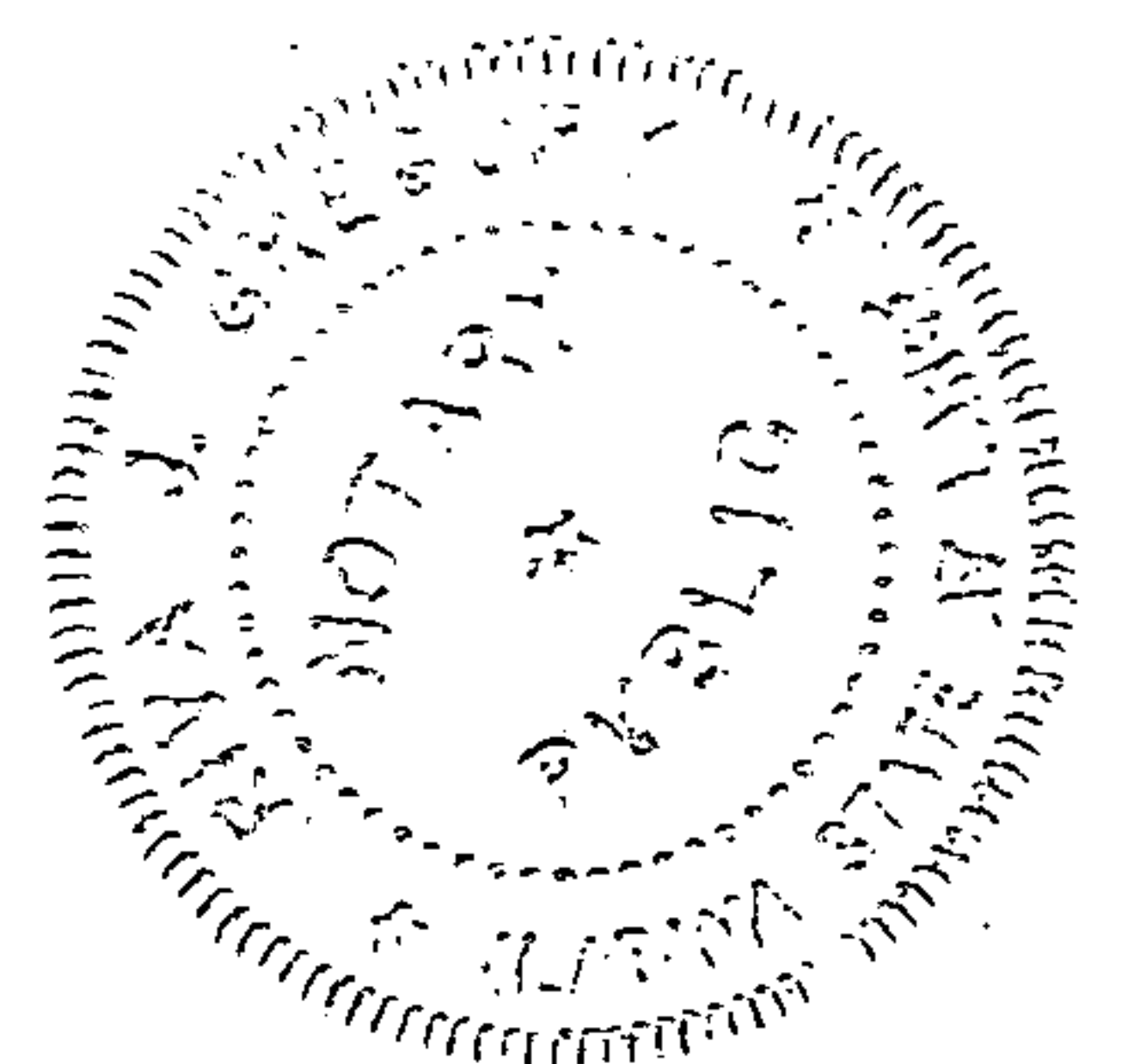
  
\_\_\_\_\_  
**Patrick Clint Channell**

STATE OF ALABAMA)  
COUNTY OF \_\_\_\_\_

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patrick Clint Channell**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of November, 2019.

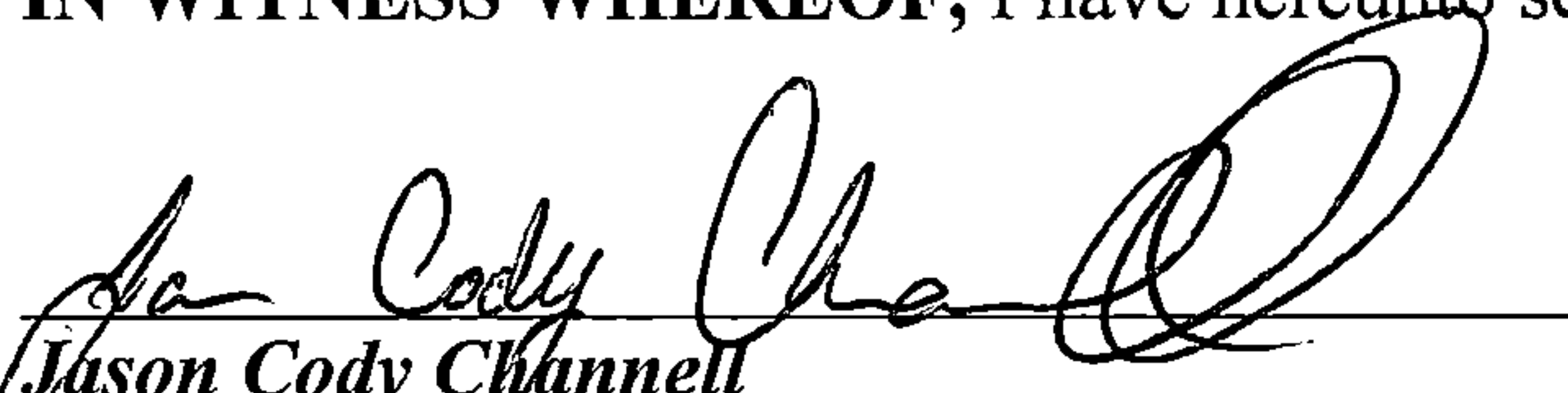
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 11/16/2020 <sup>RZ</sup>  
11/16/2020 <sup>RZ</sup>



20191112000418820 2/4 \$195.00  
Shelby Cnty Judge of Probate, AL  
11/12/2019 10:58:18 AM FILED/CERT



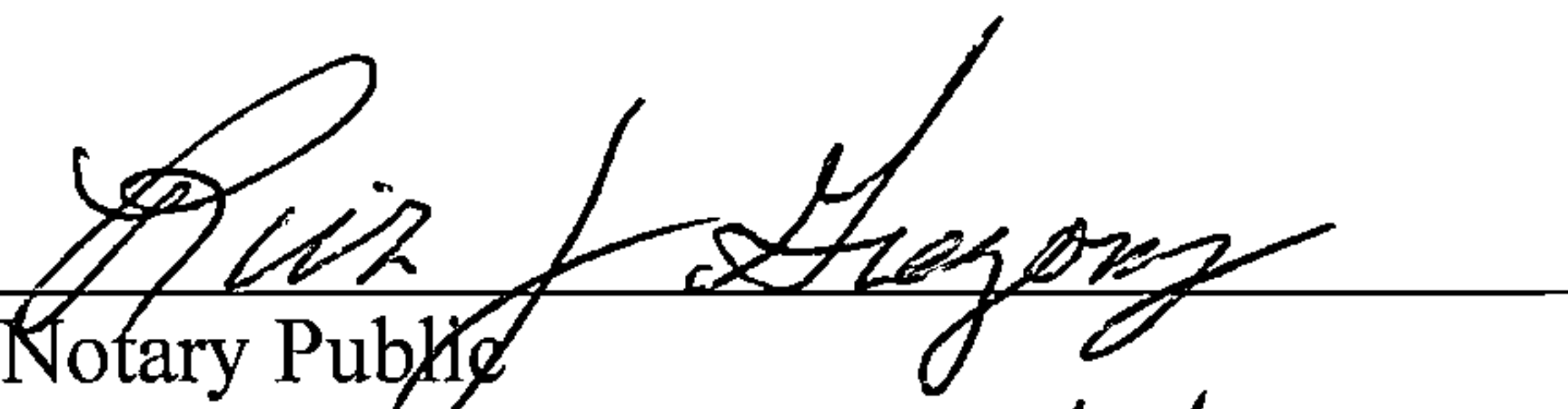
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8<sup>th</sup> day of November, 2019.

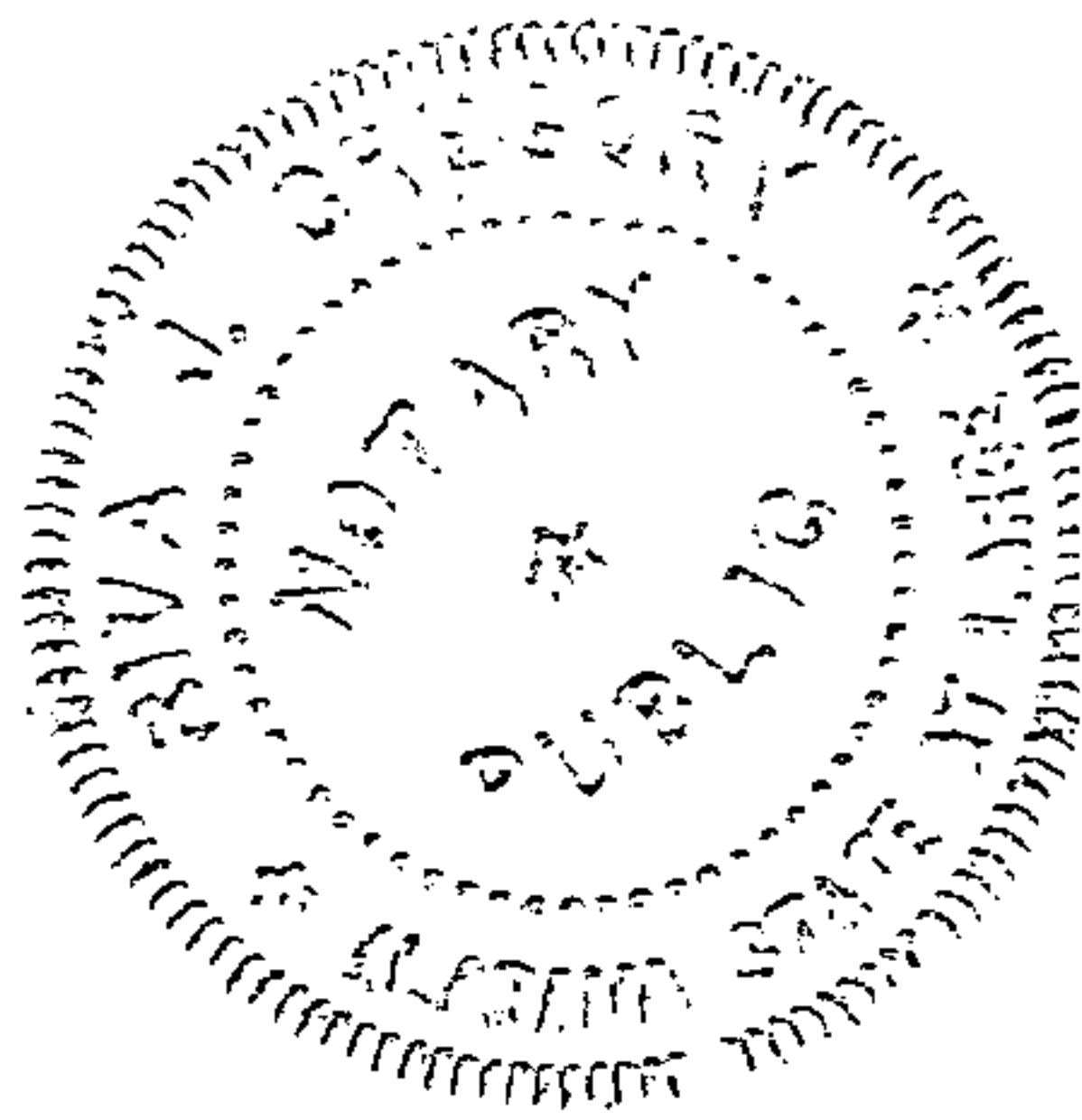
  
Jason Cody Channell

STATE OF ALABAMA)  
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jason Cody Channell**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of November, 2019.

  
Notary Public  
My Commission Expires: 11/18/2020



20191112000418820 3/4 \$195.00  
Shelby Cnty Judge of Probate, AL  
11/12/2019 10:58:18 AM 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 Donna Channell  
Mailing Address 8181 Hwy 31  
Helena AL 35080

Grantee's Name Donna Channell  
Mailing Address 8181 Hwy 31  
Helena, AL 35080

Property Address  
8181 Hwy 31  
Helena, AL 35080

Date of Sale 6-NW19  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 161,650.00

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 Assessor's Value

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 NW 2019

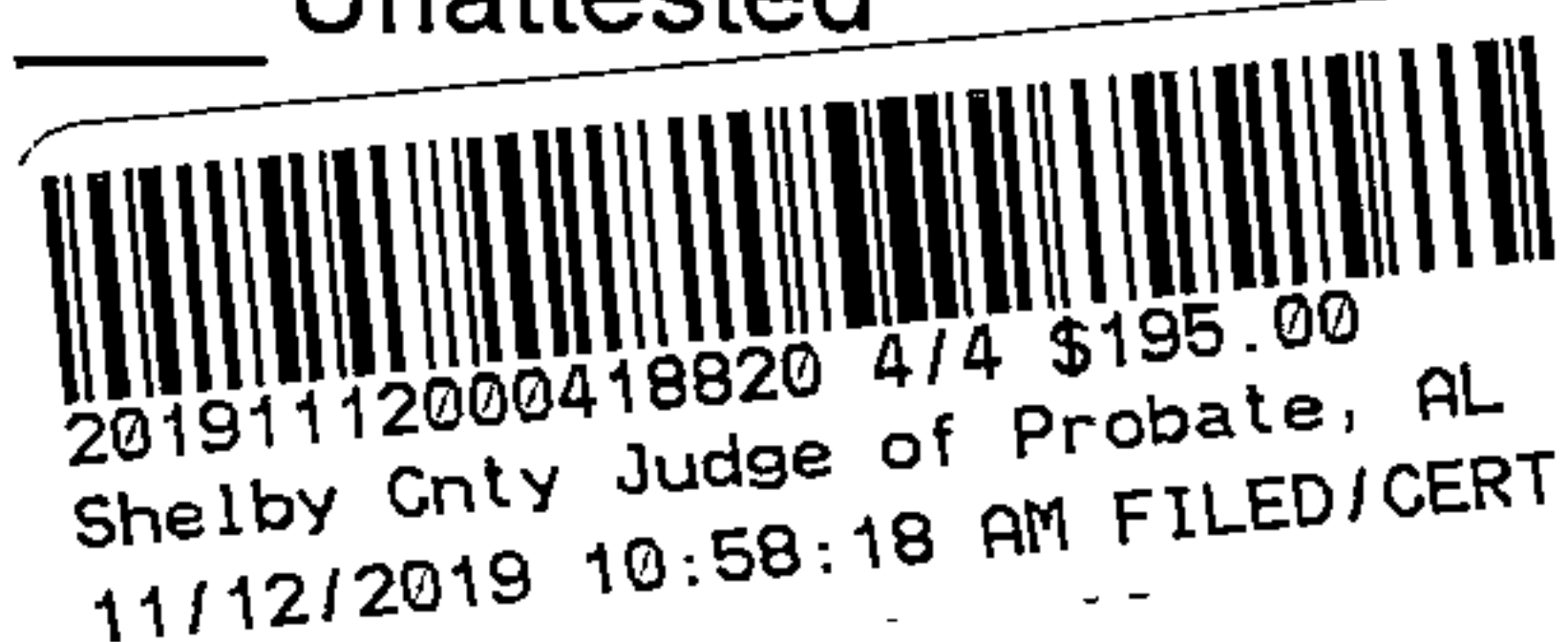
Print Mila T. Johnson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



ified by)