

Send tax notice to:
Nicholas Lawrence James and Joie Hale James
1231 Highway 99
Shelby, AL 35143
PEL1900688

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Seventy Seven Thousand and 00/100 Dollars (\$177,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Laura L. Maloy, an unmarried woman** whose mailing address is:

2800 St. Patrick Place N Helena, AL 35080 (hereinafter referred to as "Grantor"), by **Nicholas Lawrence James and Joie Hale James** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL 1:

Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 24 North, Range 15 East; thence run North along the West line of said 1/4 - 1/4 for 589.21 feet; thence 92 degrees 43 minutes 40 seconds right run 109.09 feet to the point of beginning; thence continue last described course for 352.94 feet to the Westerly right of way of Shelby County Highway #99; thence 78 degrees 21 minutes 36 seconds right run Southeasterly along said right of way for 180.0 feet; thence 101 degrees 38 minutes 24 seconds right run West for 388.87 feet; thence 89 degrees 46 minutes 36 seconds right run 176.30 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL 2:

Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 24 North, Range 15 East; thence run North along West line of said Quarter-Quarter Section a distance of 412.91 feet to the point of beginning; thence continue along said West line a distance of 176.30 feet to a point; thence 92 degrees 43 minutes 40 seconds right and run 108.9 feet to a point; thence run Southerly parallel to the West line of said Quarter-Quarter Section 176.30 feet to a point; thence 92 degrees 43 minutes 40 seconds right and run 108.9 feet to a point; thence run Southerly parallel to the West line of said Quarter-Quarter Section 176.30 feet to a point; thence run Westerly to the point of beginning. Situated in Shelby County, Alabama.

PARCEL 3:

Commence at the NW corner of Section 9, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 19 seconds West a distance of 452.06 feet to the point of beginning; thence continue along the last described course, a distance of 293.88 feet; thence South 87 degrees 13 minutes 16 seconds East, a distance of 313.92 feet; thence North 08 degrees 54 minutes 46 seconds West a distance of 300.00 feet; thence North 84 degrees 29 minutes 54 seconds West, a distance of 268.28 feet to the point of beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

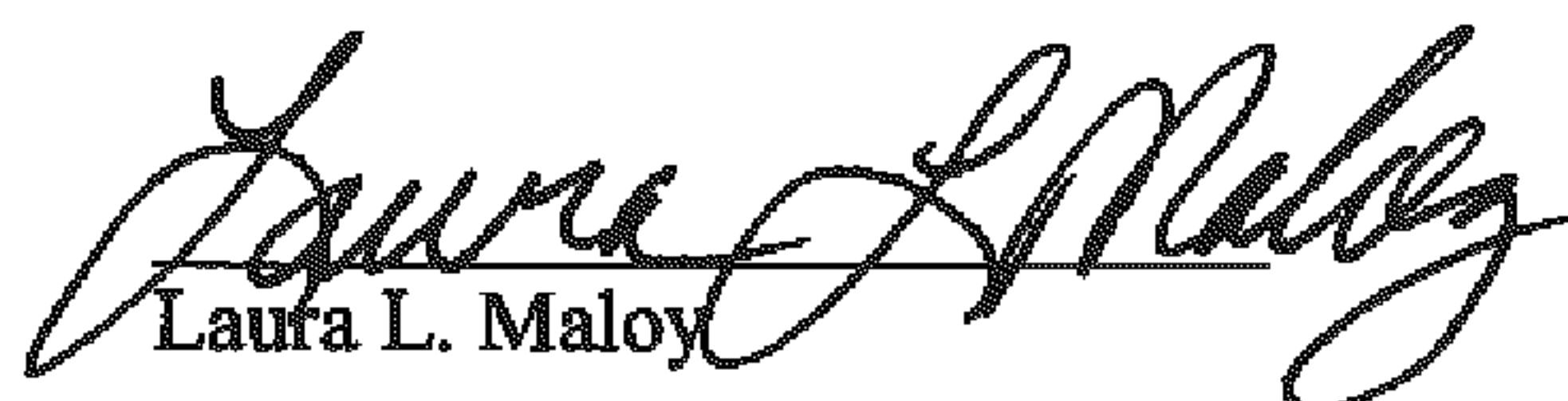
MINING AND MINERAL RIGHTS EXCEPTED.

\$168,150.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Laura L. Maloy has hereunto set her signature and seal on November 15, 2019.


Laura L. Maloy

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura L. Maloy, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 2019.

(NOTARIAL SEAL)



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Laura L. Maloy</u>	Grantee's Name	<u>Nicholas Lawrence James and Jole Hale James</u>
Mailing Address	<u>2800 st. Patrick Place N</u>	Mailing Address	<u>1231 Hwy 99</u>
	<u>Helena AL 35080</u>		<u>Shelby AL 35143</u>
Property Address	<u>1231 Hwy 99</u>	Date of Sale	<u>11/15/2019</u>
	<u>Shelby AL 35143</u>	Total Purchase Price	<u>\$ 177,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 11-15-19Print Skyler MurphyUnattestedSign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/15/2019 04:10:45 PM
 \$37.00 CHARITY
 20191115000425680

Allen S. Bayl