

THIS INSTRUMENT PREPARED BY: Rhonda Wright  
WRIGHT HOMES, INC.  
P.O. BOX 429  
6021 McASHAN DRIVE  
McCALLA, AL 35111

SEND TAX NOTICE TO: Matthew Allen  
134 Hwy. 221  
Montevallo, AL 35115

**WARRANTY DEED (WITHOUT SURVIVORSHIP)**

STATE OF ALABAMA  
SHELBY COUNTY

That in consideration of \$2,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**William Howard Allen, an unmarried individual, also known as Willie Allen,**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Matthew Reid Allen, an unmarried individual,**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

**SEE EXHIBIT "A"**

The Grantors warranty to the Grantee that the property is suitable for the construction of a house, that it will support the weight of all improvements, and it will eliminate or dispose of waste by means of a septic tank and its field lines.

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, that 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 for my (our) heirs, executors and 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, we have hereunto set our hand(s) and seal(s), this 16 day of December, 2019.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ X William Howard Allen  
\_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Maria Dawn Moore, a Notary Public in and for said County, in said State, hereby certify that **William Howard Allen, an unmarried individual**, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of December A.D., 2019.

Maria Dawn Moore  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**My Commission Expires May 10, 2021**

**EXHIBIT "A"**

**A parcel of land situated in the NW ¼ of the SE ¼ of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:**

**Commence at the NW corner of the NW ¼ of the SE ¼ of said Section 5, thence S 89°40'E along the North line of said ¼ - ¼ section a distance of 825.1'; thence S 0°14'04" E a distance of 210.55'; thence S 06°00'50" W a distance of 72.25' to the Point of Beginning; thence continue S06°00'50" W a distance of 154.72'; thence S 00°31'35" W a distance of 55.92'; thence S 89°12'12" E a distance of 208.02'; thence N 00°10'24" E a distance of 206.01; thence N 88°00'34" W a distance of 192.02' to the Point of Beginning.**

**Containing 0.96 acres, more or less.**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/18/2019 08:34:58 AM  
\$30.00 CHERRY  
20191218000468020

*Allen S. Bayl*

**Real Estate Sales Validation Form**

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

Grantor's Name William Howard Allen  
Mailing Address 4080 Hwy. 22  
Montevallo, AL 35115

Grantee's Name Matthew Reid Allen  
Mailing Address 134 Hwy. 221  
Montevallo, AL 35115

Property Address 134 Hwy. 221  
Montevallo, AL 35115

Date of Sale December 16, 2019  
Total Purchase Price \$ 2,000.00  
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 12-16-19

Print Rhonda J. Wright

Unattested  
\_\_\_\_\_  
(verified by)

Sign Rhonda J. Wright  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one