

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Laura Abell
(Address) 1975 McCain Pkwy
Pelham, AL 35124

Send Tax Notice to:

(Name) Jesse W. Stokes
(Address) 435 Snow Drive
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$100.00) ONE HUNDRED DOLLARS DOLLARS

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

Jesse W. Stokes, a married man and Ashley Marie Stephens, a married woman

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

Jesse W. Stokes, a married man

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION

Property may be subject to all covenants, restrictions, conditions, easements, lines, setback lines, and other rights of whatever nature, recorded, and/or unrecorded.

*This property is not the homestead of Ashley Marie Stephens



2020010600007490 1/3 \$115.50
Shelby Cnty Judge of Probate, AL
01/06/2020 01:50:08 PM FILED/CERT

Shelby County, AL 01/06/2020
State of Alabama
Deed Tax: \$87.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th
day of January, 2020.

WITNESS
Jesse W. Stokes (Seal)

Ashley Marie Stephens (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, SABRINA G. Collum, a Notary Public in and for said County, do hereby certify that Jesse W. Stokes & Ashley Marie Stephens, whose name(s) 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 6th day of JANUARY

MY COMMISSION EXPIRES 2/12/2020

My Commission Expires:

Sabrina G. Collum
Notary Public

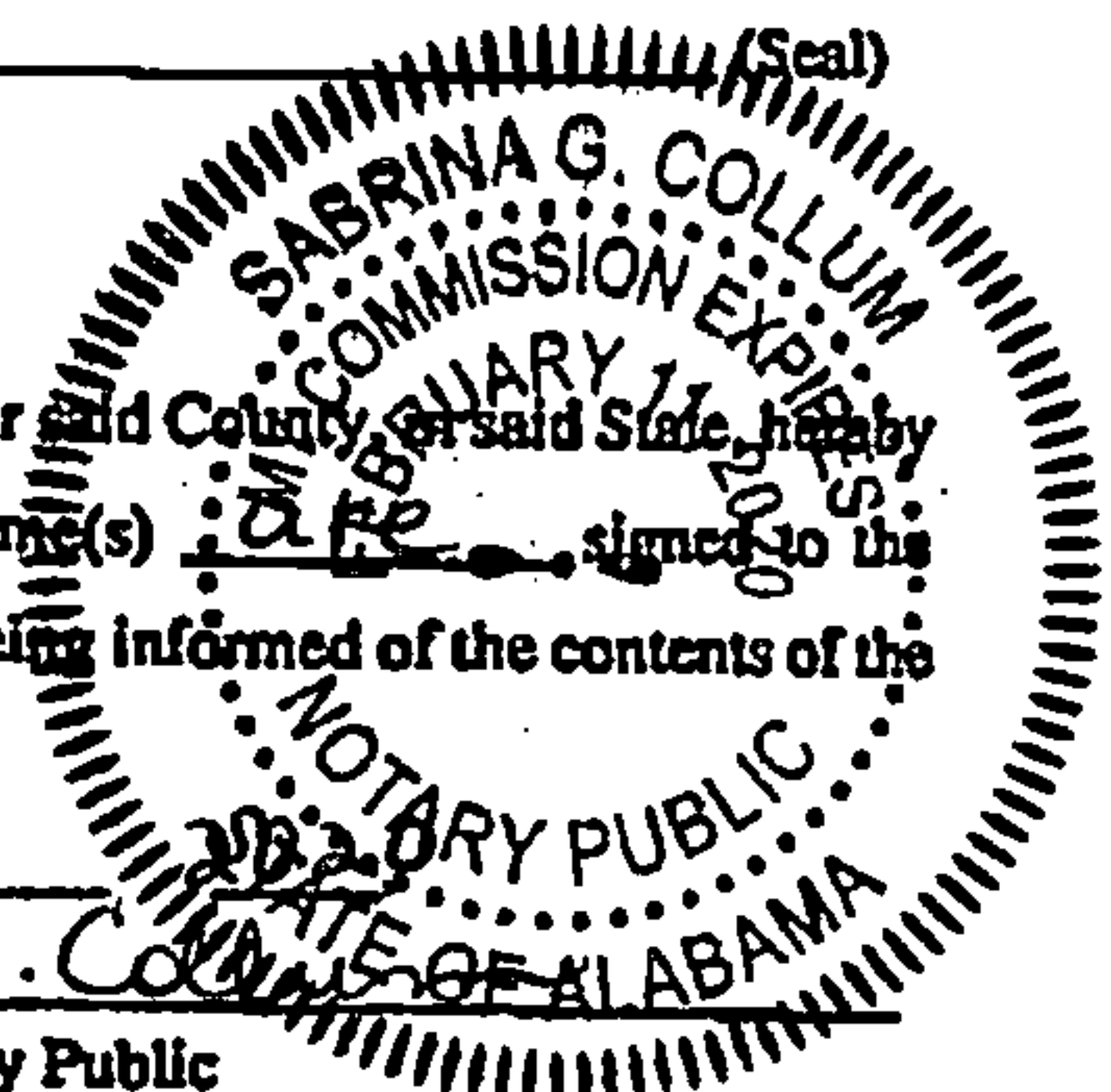


EXHIBIT A

PARCEL I:

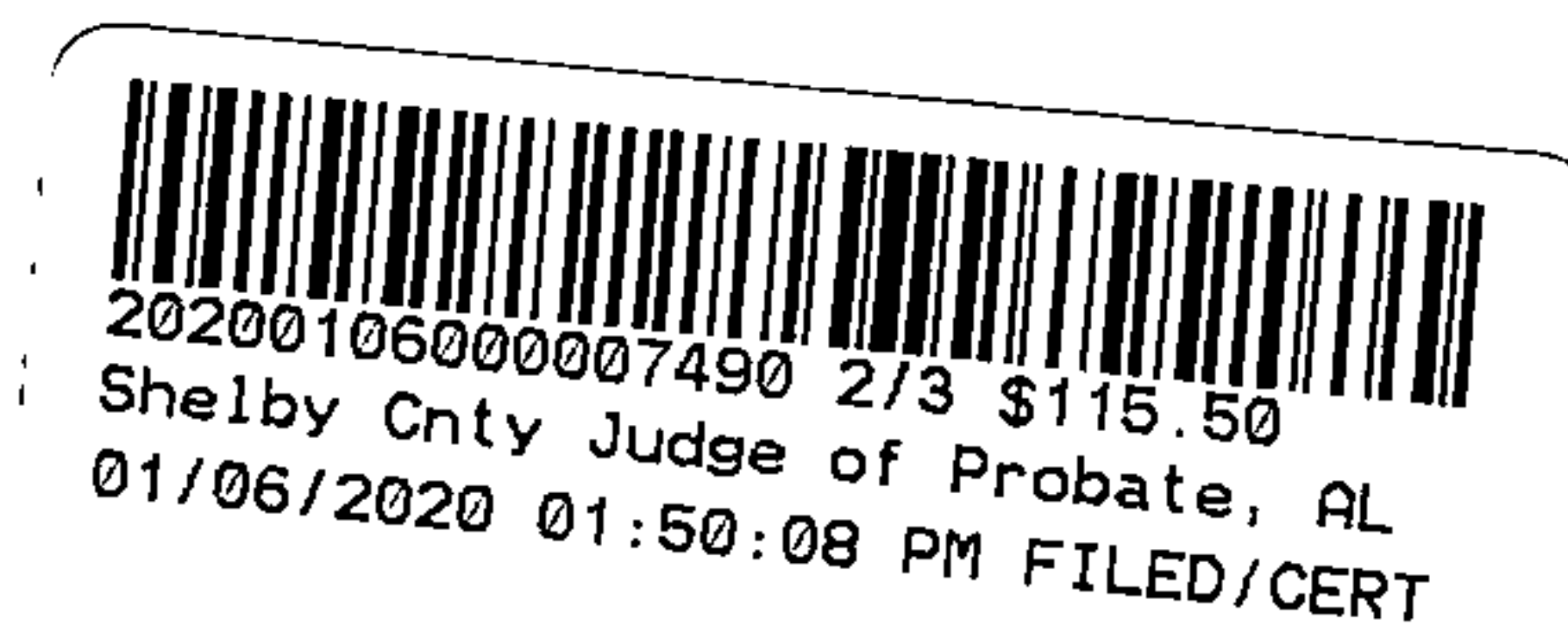
Commence at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence Northerly along the West line of said 1/4 - 1/4 412.00 feet to the point of beginning of the property being described; thence continue along last described course 150.04 feet to a point; thence turn 89 degrees 05 minutes 54 seconds right and run Easterly 575.86 feet to a point; thence turn 70 degrees 39 minutes 45 seconds right and run Southeasterly 158.94 feet to a point; thence turn 109 degrees 19 minutes 58 seconds right and run Westerly 630.86 feet to the point of beginning.

PARCEL II:

Commence at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama; and run thence Northerly along the West line of said 1/4 - 1/4 562.04 feet to the point of beginning of the property being described; thence turn 89 degrees 05 minutes 54 seconds right and run Easterly 575.86 feet to a point; thence turn 109 degrees 16 minutes 58 seconds left and run Northwesterly 196.91 feet to a point; thence turn 70 degrees 48 minutes 06 seconds left and run Westerly 174.31 feet to a point; thence turn 90 degrees 02 minutes 29 seconds left and run Southerly 35.02 feet to a point; thence turn 90 degrees 04 minutes 13 seconds right and run Westerly 333.98 feet to point on the same said West line of said SW 1/4 of the NE 1/4; thence turn 88 degrees 56 minutes 29 seconds left and run Southerly 150.29 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Property parcel ID's: 22-4-18-0-000-026-004 and 22-4-18-0-000-026-002
property address is: 435 Snow Drive, Alabaster, Alabama 35007



Real Estate Sales Validation Form

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

Grantor's Name Jesse W. Stokes
Mailing Address Ashley Marie Stephens
435 Snow Dr
Alabaster, AL 35007

Grantee's Name Jesse W. Stokes
Mailing Address Same

Property Address Same

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 175,000
or
Assessor's Market Value \$ 1/2 = 87,500

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 01/06/2020

Print Ashley Marie Stephens
Sign Ashley Marie Stephens
(Grantor/Grantee/Owner/Agent) circle one

Unattested



2020010600007490 3/3 \$115.50
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Form RT-1