

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Rod Hines, Attorney
2450 Valleydale Road
Birmingham, Alabama 35244

Jimmie Lynn Delaney
91 Highway 205
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

Know All Men by These Presents: That for and in consideration of the sum of One and 00/100 Dollars (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary E. Killingsworth, a single woman**, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Jimmie Lynn Delaney, a single woman**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

That part of Lot 9-A according to map and survey by L.E. Shaw as follows: Beginning at the Northwest corner of the Tom McGaughy Lot and run North along the right-of-way of the Southern Railway track a distance of 105 feet, thence the point of beginning, thence continue along said right-of-way 105 feet, thence East 339 feet, thence South 105 feet, thence West 250 feet, to the point of beginning, situated in the Northeast quarter of Section 19, Township 22, Range 3 West, Map of which is record 3, Page 49, in the Probate Office of Shelby County Alabama. Also conveyed hereby is a 2001 Clayton VIN# WHC010991GA and VIN#WHC010991GB Cumberland Double Wide Mobile Home.

Situated in Shelby County, Alabama and subject to items of record.

Note: This property was not homestead for Grantor.

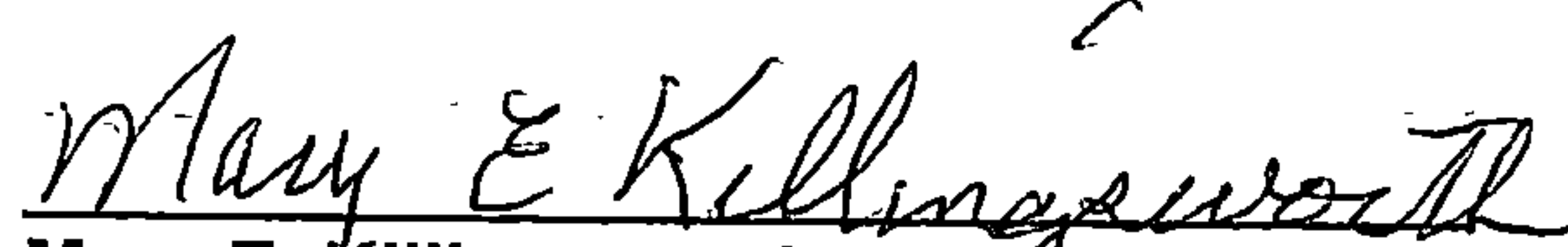
Note: The previous mortgage (Regions 00001701000000009003412858) has been satisfied.

The legal descriptions set out herein were furnished to preparer by the grantors herein without the benefit of survey or title search.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns in fee simple , together with every contingent remainder and right of reversion.

The Grantor, does individually and for her heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

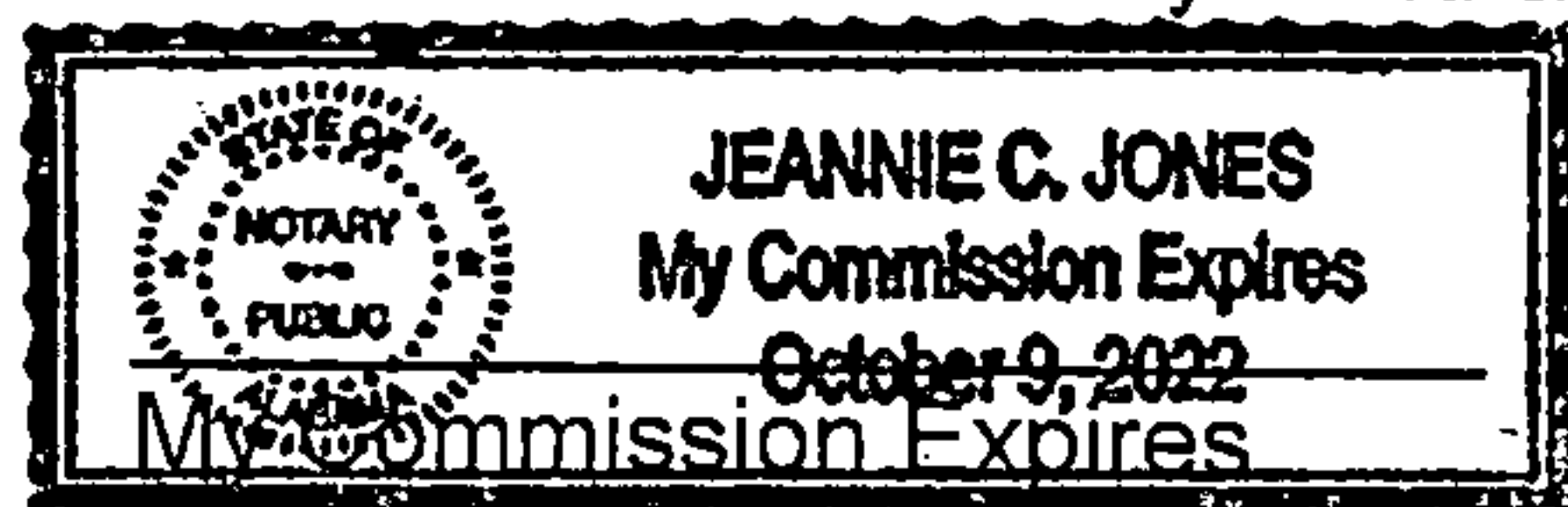
IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal for the Grantor thereto on this date the 21st day of January, 2020.


Mary E. Killingsworth

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Mary E. Killingsworth**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of January, 2020.




Notary Public

Shelby County, AL 01/21/2020
State of Alabama
Deed Tax: \$39.00


20200121000027480 1/2 \$64.00
Shelby Cnty Judge of Probate, AL
01/21/2020 02:04:53 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 Mary E Killingsworth
Mailing Address 91 Hwy 205
Montevallo, AL
35115

Grantee's Name Jimmielynn Delaney
Mailing Address 91 Hwy 205
Montevallo, AL
35115

Property Address 91 Hwy 205
Montevallo, AL
35115

Date of Sale 1/21/2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 38,740.

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 Office

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.

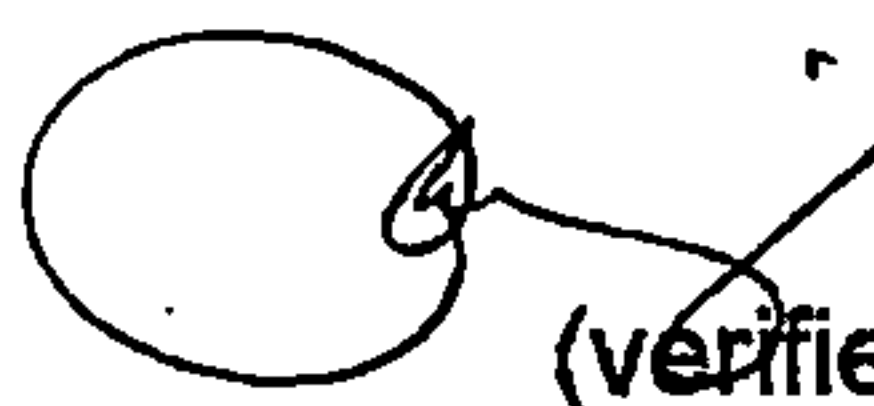
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 1/21/20

Unattested


(verified by)

Print Jimmielynn Delaney

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200121000027480 2/2 \$64.00
Shelby Cnty Judge of Probate, AL
01/21/2020 02:04:53 PM FILED/CERT