

SEND TAX NOTICE TO:

(Name) Ruth Arnold Guy

(Address) 1628 Hwy 311 Shelby, AL 35143

This instrument was prepared by:

(Name) Jon B. Terry of Bains & Terry

(Address) 1813 Third Avenue North

Bessemer, AL 35020

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THE PRESENTS, that in consideration of One (\$1.00) Dollars and love and affection the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledge, I or we,

DARRYN SAMUEL GUY, a married man and RUTH ARNOLD GUY, a married woman

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

RUTH ARNOLD GUY, a married woman

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

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Easterly along the North line of said Section 25 a distance of 1,353.27 feet to a point; thence turn an angle of 51 degrees 15 minutes 26 seconds to the right and run Southeasterly a distance of 192.32 feet to a point; thence turn an angle of 51 degrees 15 minutes 26 seconds to the left and run easterly a distance of 139.64 feet to the point of beginning of the property being described; thence turn an angle of 90 degrees 0 minutes to the left and run Northerly a distance of 50.0 feet to a point; thence turn an angle of 104 degrees 13 minutes 53 seconds to the right and run East-Southeasterly a distance of 259.15 feet to a point on the West water line of Reed Creek slough of Lay lake; thence turn an angle of 79 degrees 02 minutes 33 seconds to the right and run Southerly along the edge of said Lay lake water line a chord distance of 85.0 feet to a point; thence turn an angle of 108 degrees 32 minutes 01 seconds to the right and run Northwesterly a distance of 265.34 feet to the point of beginning. Minerals and mining rights excepted. Subject to any agreements, easements, restrictions, limitation and water line regulations of probate record. According to survey of Joseph E. Conn, Reg. No. 9049, dated June 14, 1982 and revised January 5, 1983.

SUBJECT TO:

1. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
2. Rights acquired by Alabama Power Company by instrument recorded in Deed Book 242, Page 369 in Probate Office of Shelby County, Alabama.
3. Rights of ingress and egress to and from caption lands.

NOTE: No title has been done by the preparer of this conveyance and none requested by the Grantor or Grantee. Said information was provided by the parties.

NOTE: This property is not the homestead of the Grantors herein.

TO HAVE AND TO HOLD to the said Grantees, his/her of their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his/her of 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 stated 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 Grantee, his/her of their heirs 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
30th of January, 2020.


DARRYN SAMUEL GUY

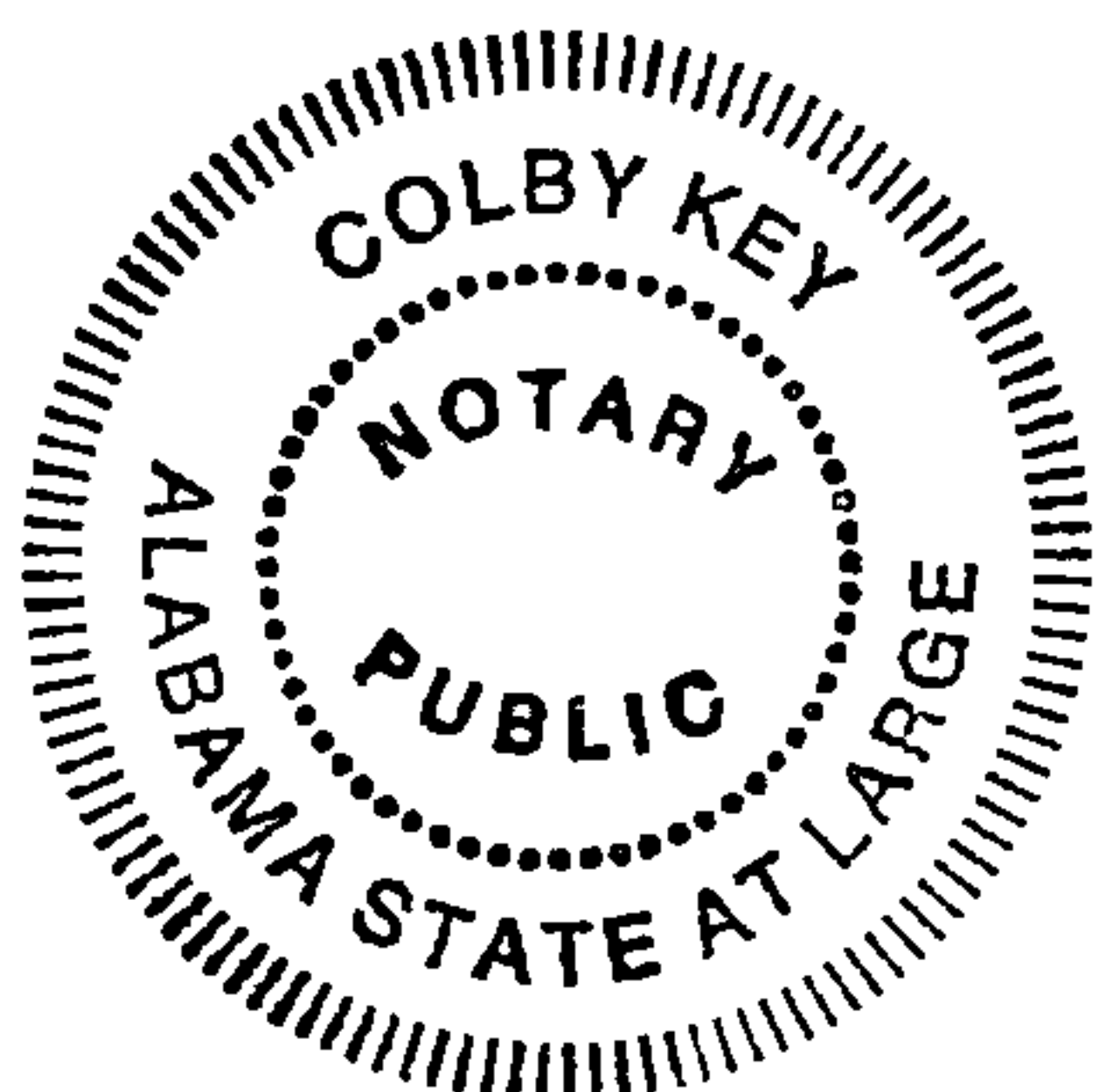

RUTH ARNOLD GUY


STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Darryn Samuel Guy and Ruth Arnold Guy** whose names are signed to the above and foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 2020.


NOTARY PUBLIC




20200205000047620 2/3 \$72.50
Shelby Cnty Judge of Probate, AL
02/05/2020 09:29:37 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 DARRYN Samuel Guy
Mailing Address 71 Fernwood LN
Shelby AL 35143

Grantee's Name Ruth A Guy
Mailing Address 1628 Hwy 311
Shelby AL 35143

Property Address 71 BAY LAKE
Shelby AL 35143

Date of Sale 1-30-2020
Total Purchase Price \$

Shelby County, AL 02/05/2020
State of Alabama
Deed Tax: \$44.50

or
Actual Value \$

or
Assessor's Market Value \$ 88,170.

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 2-5-20

☒ Unattested

[Signature]
(verified by)

Print Ruth A Guy

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200205000047620 3/3 \$72.50
Shelby Cnty Judge of Probate, AL
02/05/2020 09:29:37 AM FILED/CERT