

Parcel I.D. #:

Send Tax Notice To: Anthony Vines
625 Highway 213
Calera, AL 35040

WARRANTY DEED


20200219000067140 1/5 \$39.00
Shelby Cnty Judge of Probate, AL
02/19/2020 11:11:31 AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Sixty Thousand Seven Hundred Seventy Dollars and 00/100 (\$60,770.00), the receipt of sufficiency of which are hereby acknowledged, that **Odell H. Vines, the widow of Joe Cephus Vines who died intestate on or about 30 September, 1986 without a probate estate being opened; Eric Vines and Myia Sha Vines, a married couple; Joe Vines, Jr., a married man; and Anthony Vines, a married man,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Anthony Vines**, hereinafter known as the GRANTEE;

Commence at a point of intersection of the east line of the SE 1/4 of the SW 1/4 of Section 4, Township 22 South, Range 2 West and the centerline of Shelby County Highway # 84; Thence run South along said east line 40.37 feet; Thence 65 degrees 45' 16" right run Southwesterly 930.54 feet to the Point of Beginning; Thence 26 degrees 53' 23" right run Westerly 207.08 feet to an iron pin; Thence 99 degrees 42' 05" left run Southerly 105.0 feet; Thence 80 degrees 00' 54" left run Easterly 199.74 feet; Thence 95 degrees 56' 43" left run Northerly 105.0 feet to the Point of Beginning. Containing 0.49 Acres.

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

THE ABOVE DESCRIBED REAL PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 18th Day of February, 2020.

Odell H Vines
Odell H. Vines
Grantor

Joe Vines Jr.
Joe Vines, Jr.
Grantor

Eric Vines
Eric Vines
Grantor

Myia Sha Vines
Myia Sha Vines
Grantor

Anthony Vines
Anthony Vines
Grantor


20200219000067140 2/5 \$39.00
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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

18th Sworn to and subscribed to before me and my official seal by **Odell H. Vines**, on this the 18th Day of February, 2020.

[Signature]
NOTARY PUBLIC
My Commission Expires: 11-23-2022

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Sworn and subscribed to before me and my official seal of office by **Eric Vines**, on this the
18th Day of February, 2020.



NOTARY PUBLIC
My Commission Expires: 11-23-2022

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Sworn and subscribed to before me and my official seal of office by **Myia Sha Vines**, on this
the 18th Day of February, 2020.



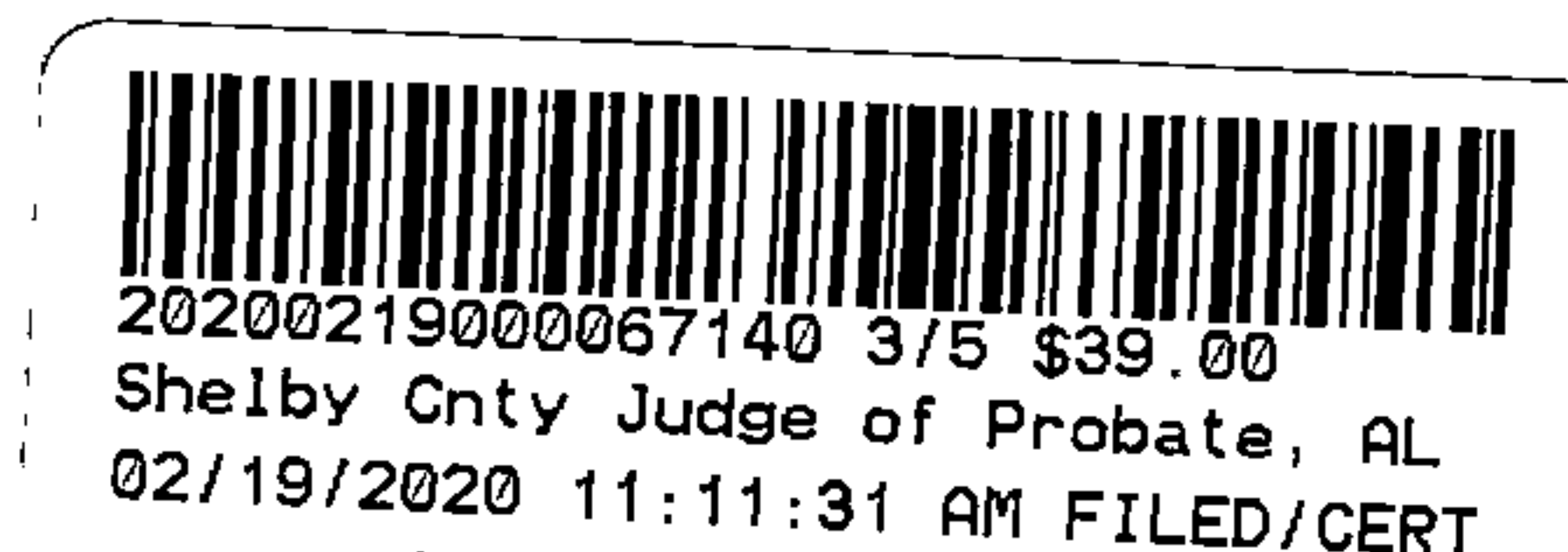
NOTARY PUBLIC
My Commission Expires: 11-23-2022

STATE OF Alabama
COUNTY OF Shelby

Sworn and subscribed to before me and my official seal of office by **Joe Vines, Jr.**, on this
the 18th Day of February, 2020.



NOTARY PUBLIC
My Commission Expires: 11-23-2022



STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Sworn and subscribed to before me and my official seal of office by **Anthony Vines**, on this
the 18th Day of February, 2020.


NOTARY PUBLIC
My Commission Expires: 11-23-2022

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the
preparer.


20200219000067140 4/5 \$39.00
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Real Estate Sales Validation Form

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

Grantor's Name Odell H. Vines
Mailing Address 88 THRONY LA.
Calera, AL 35040

Grantee's Name ANTHONY VINES
Mailing Address 625 Hwy 213
Calera, AL 35040

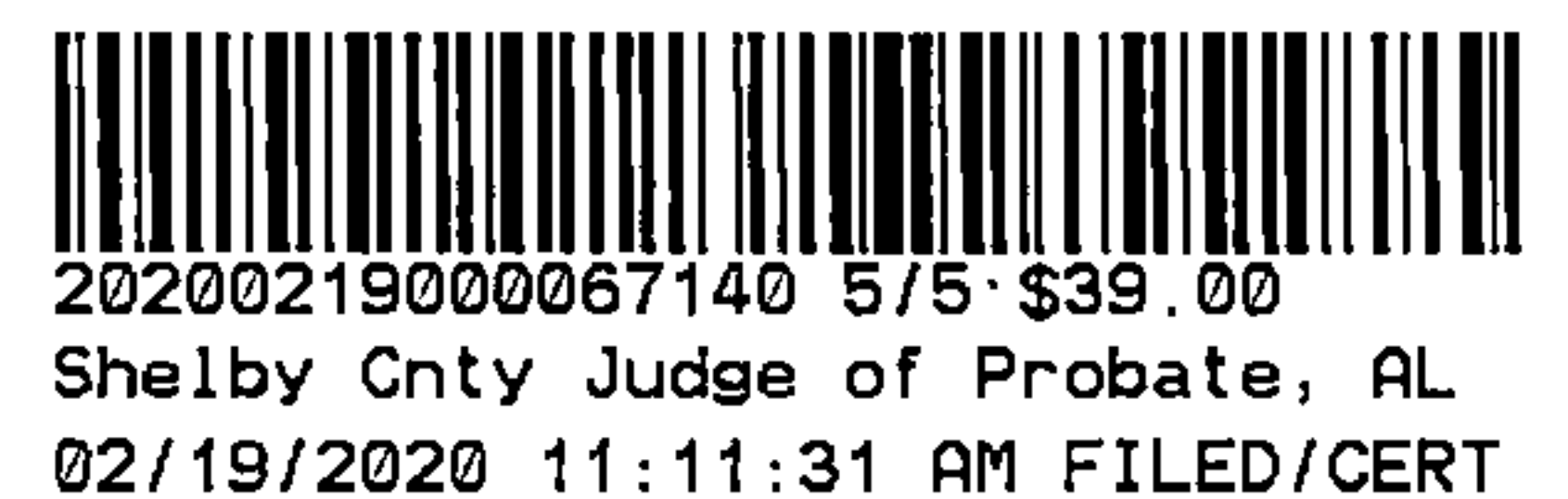
Property Address 88 THRONY LA.
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____
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 2/19/2020

Print ANTHONY VINES

Sign Anthony Vines

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1