

This instrument was prepared by:
A. Vincent Brown, Jr., Esq.
510 18th Street North
Bessemer, AL 35020

SEND TAX NOTICE TO:


20200311000096790 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
03/11/2020 10:29:37 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of One Thousand and 00/100 Dollars \$1,000.00, and other good and valuable considerations, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, LINDA MARIANNA AARON AND ROBERT AARON, AS THE HEIRS AND BENEFICIARIES OF THE ESTATE OF MARTHA EMILY CHAMBLEE AKA MARTHA G. CHAMBLEE, PROBATE CASE # PR 2005-000211, does (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto LINDA MARIANNA AARON AND ROBERT AARON, (herein referred to as GRANTEES, whether one or more), as TENANTS IN COMMON, the following described real estate, situated in SHELBY County, Alabama:

SEE ATTACHED EXHIBIT A.

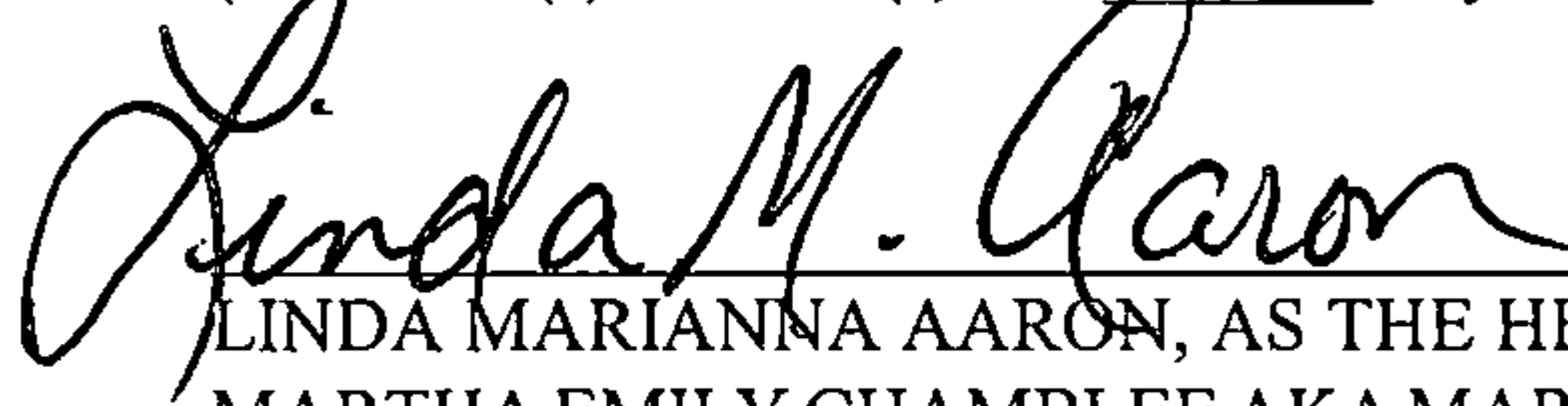
SUBJECT PROPERTY IS NOT THE GRANTOR(S) HOMESTEAD

Subject to easements, right of ways, ad valorem taxes, mineral and mining rights, building lines, as shown in the public records.

\$ of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), LINDA MARIANNA AARON AND ROBERT AARON, AS THE HEIRS AND BENEFICIARIES OF THE ESTATE OF MARTHA EMILY CHAMBLEE AKA MARTHA G. CHAMBLEE, PROBATE CASE # PR 2005-000211, have hereunto set my (our) hand(s) and seal(s) this 5th day of MARCH, 2020.

 (SEAL)

LINDA MARIANNA AARON, AS THE HEIRS AND BENEFICIARIES OF THE ESTATE OF MARTHA EMILY CHAMBLEE AKA MARTHA G. CHAMBLEE, PROBATE CASE # PR 2005-000211

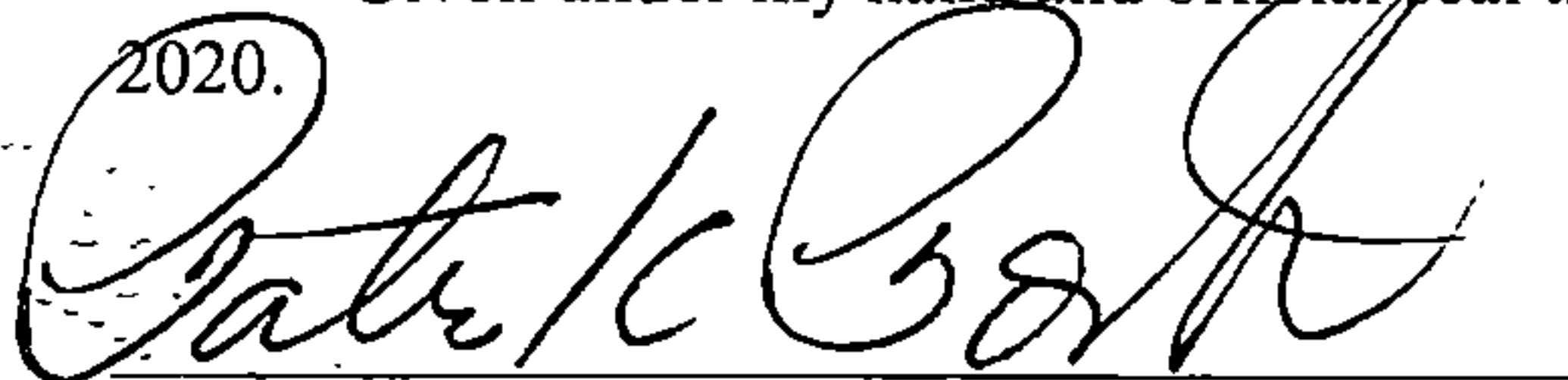
 (SEAL)

ROBERT AARON, AS THE HEIRS AND BENEFICIARIES OF THE ESTATE OF MARTHA EMILY CHAMBLEE AKA MARTHA G. CHAMBLEE, PROBATE CASE # PR 2005-000211

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LINDA MARIANNA AARON AND ROBERT AARON, AS THE HEIRS AND BENEFICIARIES OF THE ESTATE OF MARTHA EMILY CHAMBLEE AKA MARTHA G. CHAMBLEE, PROBATE CASE # PR 2005-000211, whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily, in said capacity and with full authority, on the day the same bears date.

Given under my hand and official seal this 5th day of MARCH, 2020.


Notary Public

My commission expires:



20200311000096790 2/4 \$34.00
Shelby Cnty Judge of Probate, AL
03/11/2020 10:29:37 AM FILED/CERT

EXHIBIT A

The following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at a found 3 inch capped pipe corner that represents the southwest corner of the Southwest Quarter of the Northwest Quarter of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence North 01 degrees, 28 minutes, 19 seconds West along the west line of said quarter-quarter a distance of 761.67 feet to a set rebar corner and the point of beginning of the property being described; Thence run North 01 degrees, 28 minutes, 19 seconds West a distance of 168.15 feet to a set rebar corner; thence run South 89 degrees, 21 minutes, 35 seconds East a distance of 481.56 feet to a set rebar corner; Thence run South 05 degrees, 40 minutes, 22 seconds West a distance of 210.00 feet to a set rebar corner; thence run North 84 degrees, 12 minutes, 47 seconds West a distance of 458.79 feet to the point of beginning.



20200311000096790 3/4 \$34.00
Shelby Cnty Judge of Probate, AL
03/11/2020 10:29:37 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 Linda Aaron
Mailing Address 126 Roberlyn
lane, Montevallo
AL 35115

Grantee's Name Linda Aaron
Mailing Address 126 Roberlyn
lane, Montevallo AL
35115

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____



20200311000096790 4/4 \$34.00
Shelby Cnty Judge of Probate, AL
03/11/2020 10:29:37 AM FILED/CERT

or
Actual Value \$ _____

or
Assessor's Market Value \$ 63,000.00

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 3/10/2020

Print _____

Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1