

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Shelby County, AL 06/03/2020
State of Alabama
Deed Tax: \$82.50

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Yvonne F. Raia, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto the Yvonne F. Raia Revocable Trust, Yvonne F. Raia, Trustee (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, more particularly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 750.0 feet; thence turn an angle of 89 deg. 07 min. to the right and run a distance of 210.0 feet to the point of beginning; thence continue in the same direction a distance of 87.52 feet; thence turn an angle of 63 deg. 31 min. to the right and run a distance of 48.61 feet; thence turn an angle of 83 deg. 48 min. to the right and run a distance of 131.85 feet; thence turn an angle of 123 deg. 34 min. to the right and run a distance of 114.72 feet to the point of beginning; being situated in Shelby County, Alabama.

~~LESS AND EXCEPT~~ any portion of subject property set out in the deed from William F. Raia and Betty Raia to Jack Johnson recorded in Deed Book 344 page 621 in the Probate Office of Shelby County, Alabama, being described as follows: A parcel of land located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, described as follows: Commence at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 235.42 feet to the centerline of a paved public road; thence turn left 68 deg. 50 min. 31 sec. along said road a distance of 89.99 feet; thence turn right 13 deg. 48 min. 20 sec. along said road a distance of 79.26 feet; thence turn right 13 deg. 06 min. 39 sec. along said road a distance of 28.40 feet; thence turn right 51 deg. 08 min. 32 sec. a distance of 180.69 feet; thence turn left 100 deg. 09 min. 51 sec. a distance of 70.69 feet to the point of beginning; thence continue last course a distance of 4.10 feet; thence turn right 88 deg. 38 min. 08 sec. a distance of 108.71 feet; thence turn right 03 deg. 36 min. 42

sec. a distance of 82.44 feet; thence turn right 88 deg. 39 min. 46 sec. a distance of 6.49 feet; thence turn right 90 deg. 00 min. 00 sec. a distance of 190.98 feet to the point of beginning.

GRANTOR is the surviving grantee named in the deed recorded as Inst. # 1996-28854 in the Probate Office of Shelby County, Alabama, the other grantee, William F. Raia, having died January 23, 2017, while married to GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
1st day of May, 2020.

Yvonne F. Raia
Yvonne F. Raia

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Yvonne F. Raia, 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 1st day of May, 2020.



Mullen R. Jester
Notary Public
My commission expires: 9-12-23

Real Estate Sales Validation Form

20200603000223290 3/3 \$110.50
Shelby Cnty Judge of Probate, AL
06/03/2020 12:50:04 PM FILED/CERT

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

Grantor's Name Yvonne F. Raia
Mailing Address 300 Niven St.
Wilsonville, AL 35186

Grantee's Name Yvonne Raia Revocable Trust
Mailing Address 300 Niven St.
Wilsonville, AL 35186

Property Address 300 Niven St.
Wilsonville, AL 35186

Date of Sale 5/1/2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 82,100.00

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 5/1/2020

Print Yvonne F. Raia

☐ Unattested

(verified by)

Sign Yvonne F. Raia
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1