

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Kelly Shores
(Address) 113 Dallas Ln
Montevallo AL 35115

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and other good and valuable consideration** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

Justin Shores, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Kelly Shores

(herein referred to as GRANTEES), the following described real estate situated in **Shelby County, Alabama** to-wit:

Commence at the northeast corner of the northwest quarter of the southwest quarter of Section 1, Township 22 South, Range 4 West, Shelby County, Alabama and run thence South 89 degrees 55 minutes 36 seconds West along the north line of said quarter-quarter section a distance of 618.00' to a set rebar corner and the point of beginning of the property being described; Thence continue along last described course a distance of 164.94' to a set steel rebar corner on a fence line; Thence run South 00 degrees 56 minutes 07 seconds West along said fence and across dirt road a distance of 193.69' to a set steel rebar corner; Thence run North 89 degrees 54 minutes 36 seconds East a distance of 165.00' to a set steel rebar corner; Thence run North 00 degrees 55 minutes 08 seconds East a distance of 193.64' to the point of beginning. Property is subject to any and all agreements, easements, rights of way, restrictions and/or limitations of probated record, regulation and/or applicable law.

According to the survey of S.M. Allen, Alabama Registered Land Surveyor #12944, dated September 23, 1999.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or theirs heirs and assigns forever.

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

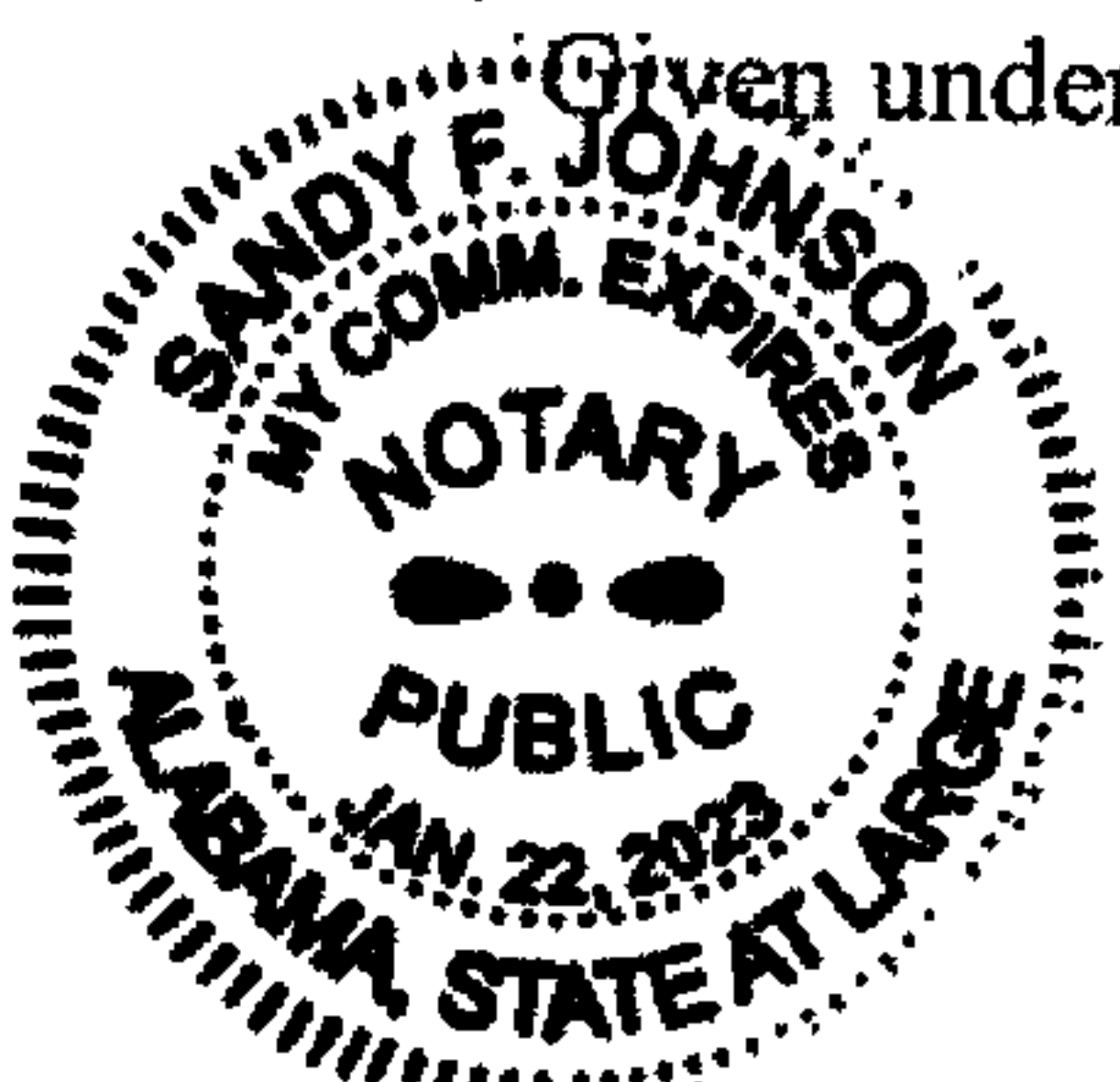
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13th day of July, 2020.

Justin Shores
Justin Shores

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Justin Shores**, 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 affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of July, 2020.



Sandy F. Johnson
Notary Public
My commission expires: 1/23/23

Real Estate Sales Validation Form

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

Grantor's Name Justin Shores
Mailing Address 1207 County Road 153
Jemison, AL 35085

Grantee's Name Kelly Shores
Mailing Address 113 Dallas Lane
Montevallo, AL 35115

Property Address Land
Parcel ID 26-1-01-0-001-012.004

Date of Sale 7/13/2020
Total Purchase Price \$
or
Actual Value \$

20200716000295560 07/16/2020 08:18:53 AM DEEDS 2/2 or
Assessor's Market Value \$ 5,000.00 (1/2 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 Assessed value - 1/2 interest

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 7/13/2020

Print Sandy F Johnson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/16/2020 08:18:53 AM
\$30.00 CHERRY
20200716000295560

Ann S. Byrd