

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Roger Gill
140 Fowler Ln
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVEN THOUSAND FORTY TWO DOLLARS AND ZERO CENTS (\$7,042.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Delores Ann O'Dell, a Single woman and Summer M. Simpson, a Single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Roger Gill** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

BEGIN at the NE Corner of Lot 6 of Shelby Shores, 1974 Addition, Phase 2, as recorded in Map Book 6, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N49°10'38"W for a distance of 329.98'; thence S36°30'41"W for a distance of 40.00'; thence S56°07'56"E for a distance of 329.39' to the POINT OF BEGINNING.

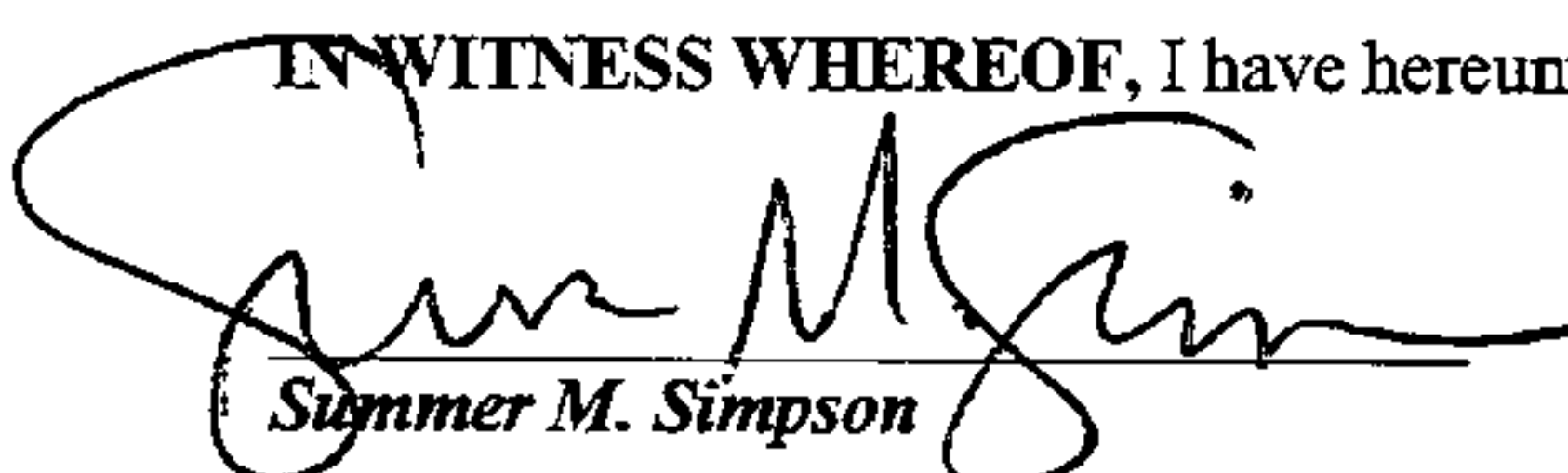
SUBJECT TO:

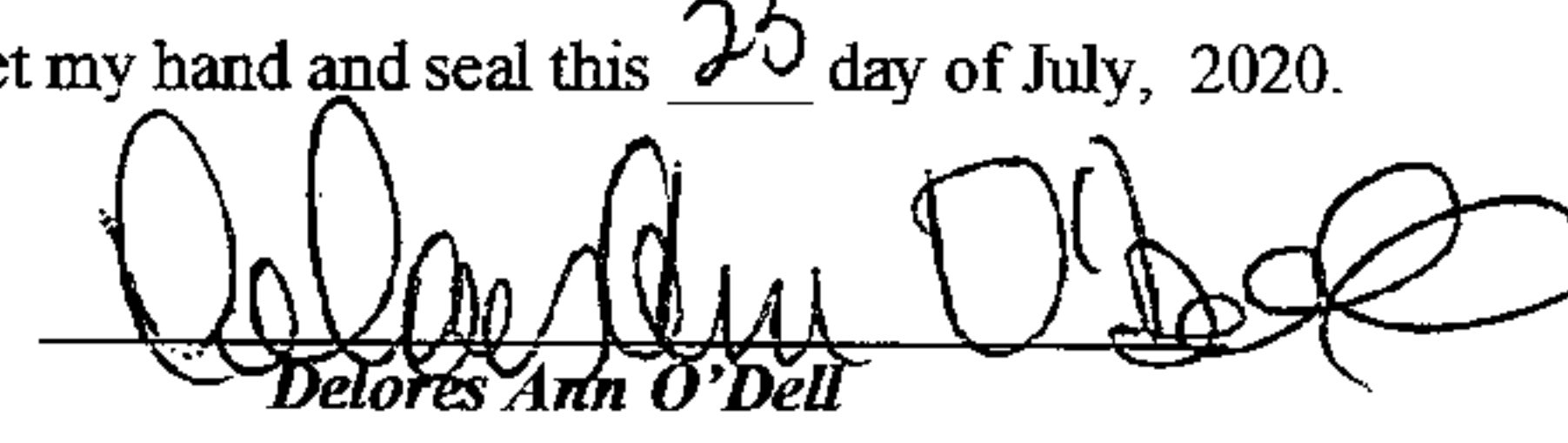
1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their 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, and 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 said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of July, 2020.

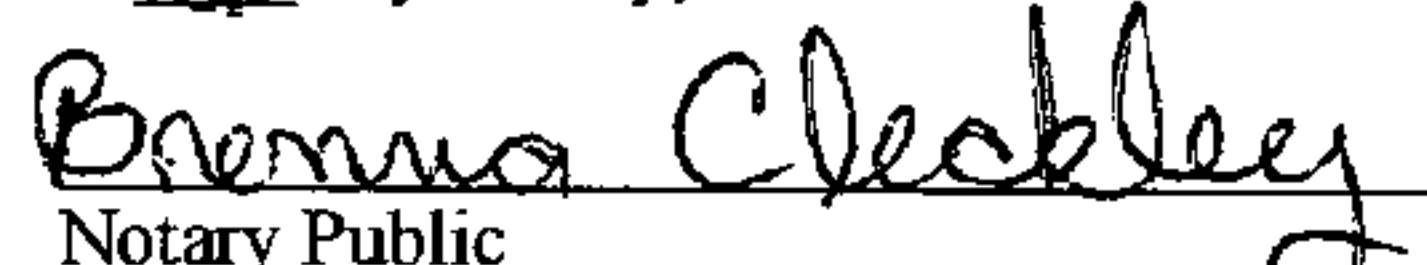

Summer M. Simpson

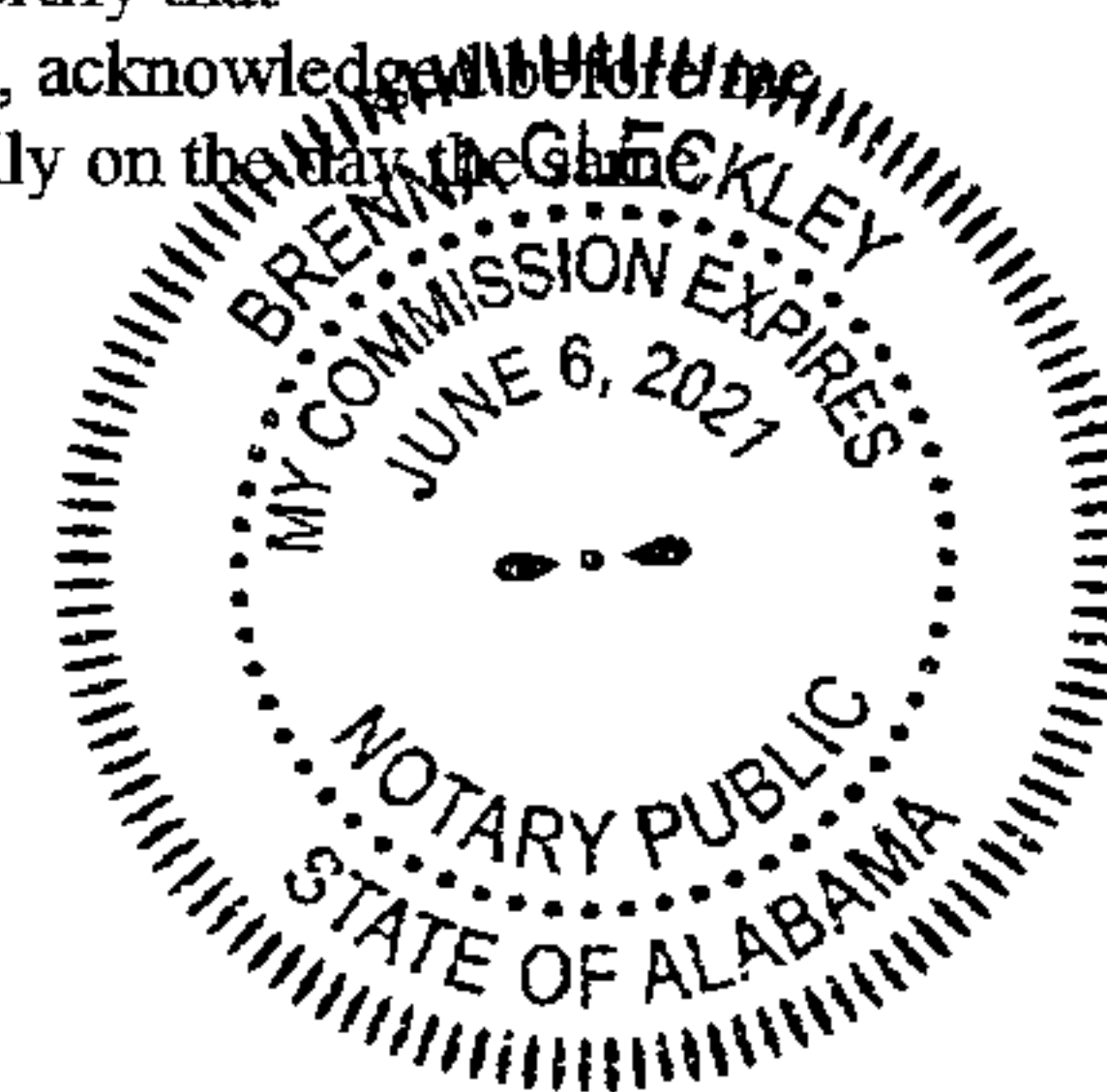

Delores Ann O'Dell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Summer M. Simpson**, 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 23rd day of July, 2020.

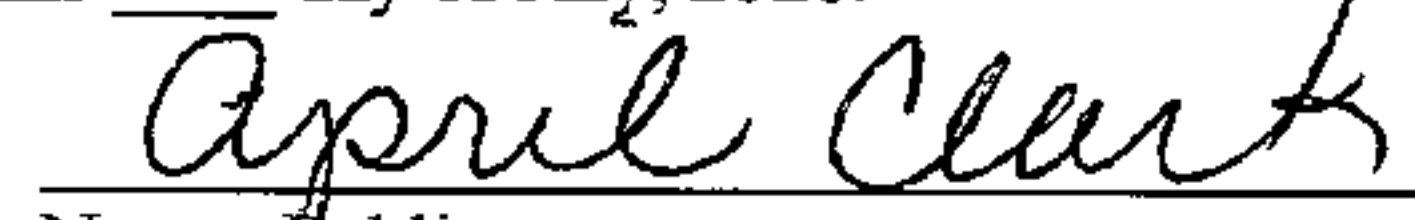

Brenna Cleckley
Notary Public
My Commission Expires:



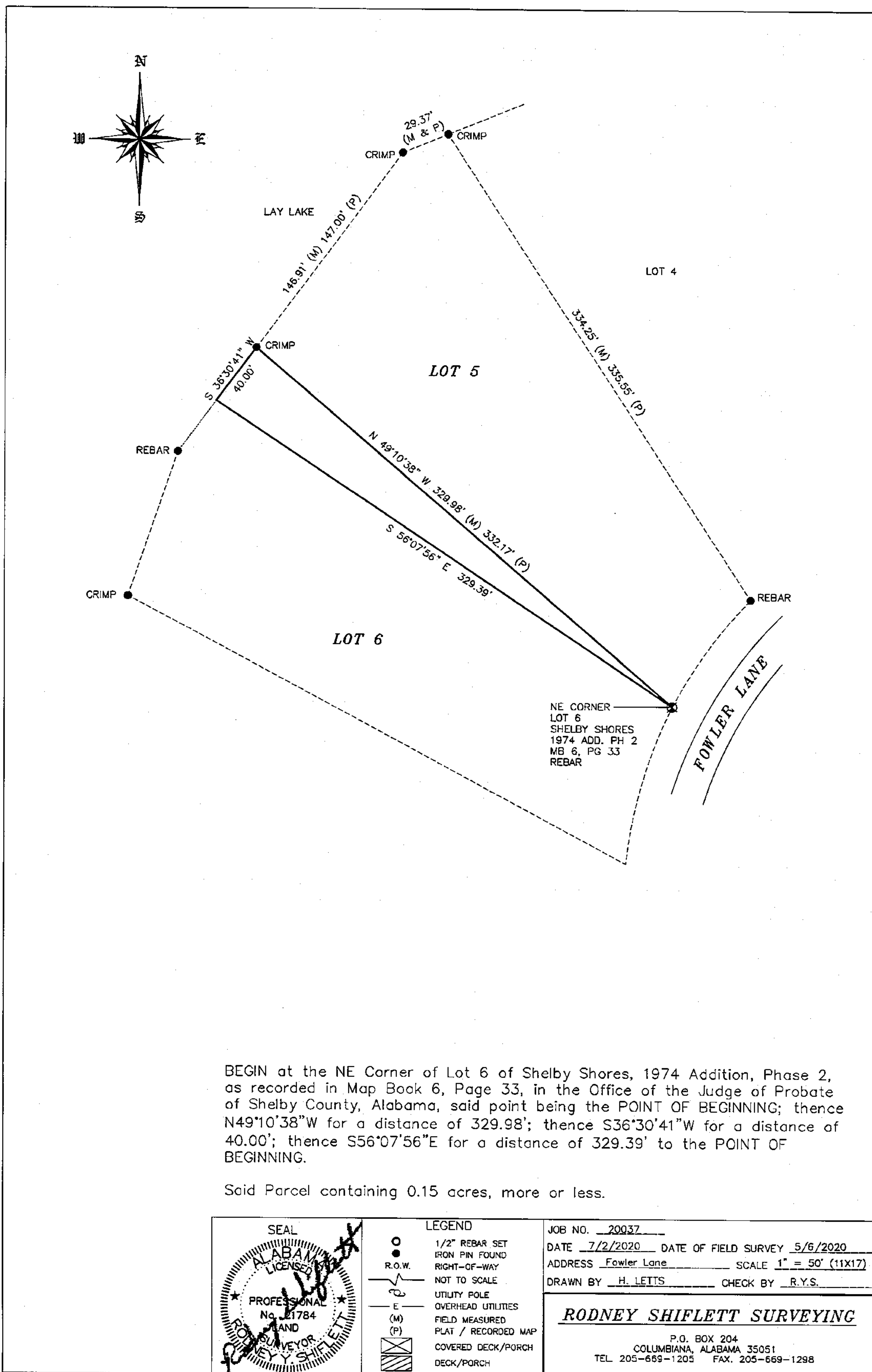
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Delores Ann O'Dell**, 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 23rd day of July, 2020.


April Clark
Notary Public
My Commission Expires: 9/22/2020





BEGIN at the NE Corner of Lot 6 of Shelby Shores, 1974 Addition, Phase 2, as recorded in Map Book 6, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N49°10'38"W for a distance of 329.98'; thence S36°30'41"W for a distance of 40.00'; thence S56°07'56"E for a distance of 329.39' to the POINT OF BEGINNING.

Said Parcel containing 0.15 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name Ann O'Dell
 Mailing Address 156 Fowler Ln
Shelby AL 35143

Grantee's Name Roger Gill
 Mailing Address 140 Fowler Ln
Shelby AL 35143

Property Address 140 Fowler Ln
Shelby

Date of Sale 7-23-2020
 Total Purchase Price \$ 7042.00
 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 _____

Print Mike T. Atchison

Unattested _____

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/11/2020 02:09:20 PM
 \$35.50 CHERRY
 20200811000344200

Allen S. Boyd

Form RT-1