



20200925000432320 1/3 \$188.00  
Shelby Cnty Judge of Probate, AL  
09/25/2020 11:21:35 AM FILED/CERT

**SEND TAX NOTICE TO:**

(Name) Kelly S. Andrews

(Address) 3307 Pembroke Lane  
Hoover, AL 35226

**This instrument was prepared by:**

(Name) Jon B. Terry of Bains & Terry Law Firm

(Address) 1813 Third Avenue, North  
Bessemer, AL 35020

**WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THE PRESENTS**, that in consideration of One Hundred Fifty-Nine Thousand & No/100 (\$159,900.00) Dollars to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledge, I or we,

**DARRYN SAMUEL GUY, a married man**

(herein referred to as Grantor, whether one or more), grant bargain, sell and convey unto

**KELLY S. ANDREWS, a single woman**

(hereinafter referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Easterly along the North line of said Section 25, a distance of 1,353.27 feet to a point; thence turn an angle of 51 degrees 15 minutes 26 seconds to the right and run Southeasterly a distance of 192.32 feet to a point; thence turn an angle of 51 degrees 15 minutes 26 seconds to the left and run Easterly a distance of 93.09 feet to the point of beginning of the property described; thence continue along last described course a distance of 46.55 feet to a point; thence turn an angle of 21 degrees 48 minutes 27 seconds to the right and run Southeasterly a distance of 265.34 feet to a point on the West water line of Reed Creek Slough of Lay Lake; thence turn an angle of 101 degrees 49 minutes 59 seconds to the right and run Southwesterly along said West edge of said Lay Lake a chord distance of 85.0 feet to a point; thence turn an angle of 90 degrees 55 minutes 16 seconds to the right and run Northwesterly a distance of 298.49 feet to the point of beginning.

**NOTE:** Said legal is the same as the one in deed Inst. No. 1995-8804; Inst. No. 2018-26855 and Inst. No. 2020-41041.

**NOTE:** Said conveyance does not constitute the homestead of the Grantor.

**SUBJECT TO:**

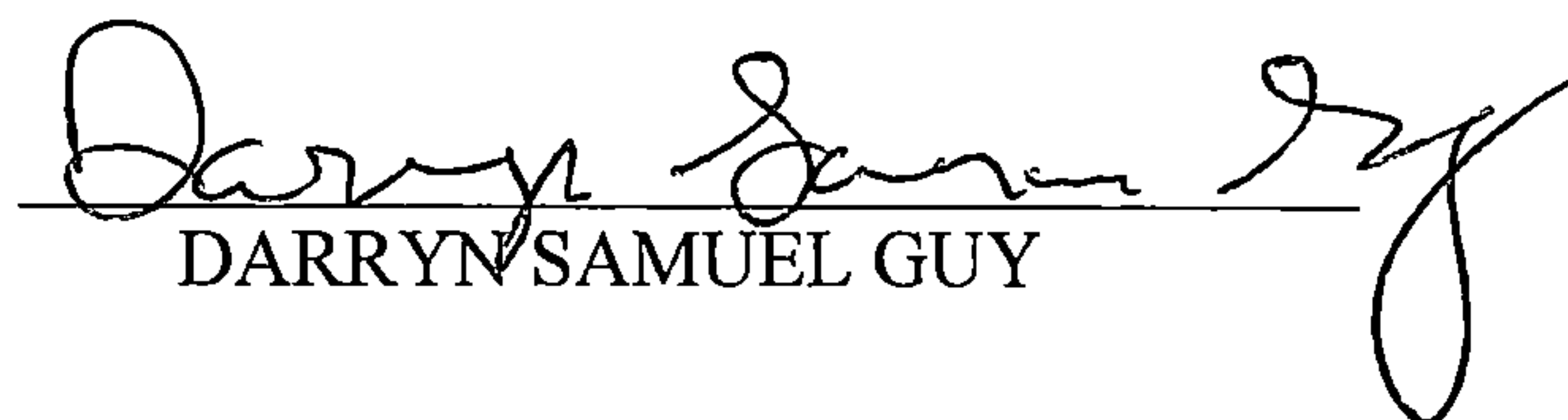
1. Taxes for the year 2020 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Less and except any part of subject property lying within any road right-of-way.
4. Right-of-way granted to Alabama Power Company recorded in Volume 242, Page 369.
5. Less and except any part of subject property lying within any Lake right-of-way.
6. Riparian rights associated with the River under applicable State and/or Federal Law.
7. Easement recorded in Inst. No. 1993-29568.

**TO HAVE AND TO HOLD** to the said Grantees, his/her of their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

24<sup>th</sup> of September, 2020.


  
DARRYN SAMUEL GUY

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DARRYN SAMUEL GUY** whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of September, 2020.

  
NOTARY PUBLIC

  
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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  
Mailing Address

Sam Guy  
Shelby, AL 35143

Grantee's Name  
Mailing Address

Kelly S. Andrews  
3307 Pembroke Ln  
Hoover AL 35226

Property Address

71 Baylane  
Shelby, AL 35143

Date of Sale

159,900.00

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

Shelby County, AL 09/25/2020  
State of Alabama  
Deed Tax: \$160.00

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 9.25.2020

Print

Kelly S. Andrews

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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