


Source of Title:
Inst. # 2000-40663
11/27/2000


20201008000458160 1/5 \$84.00
Shelby Cnty Judge of Probate, AL
10/08/2020 03:43:45 PM FILED/CERT

SEND TAX NOTICE TO:

Tabitha Shelby
977 HWY 89
MONTEVALLO, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY THOUSAND DOLLARS and No/100 (\$50,0000.00), other good and valuable consideration, and the execution of a purchase money note and mortgage of even date in the principal amount of FORTY THOUSAND DOLLARS (\$40,000.00) to Samantha Rose Shelby, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that we, SAMANTHA ROSE SHELBY, a single woman, and TABITHA HOLLY SHELBY, a married woman (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell and convey unto TABITHA HOLLY SHELBY, (herein referred to as GRANTEE, whether one or more), that certain real property situated in Shelby County, Alabama as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

Grantors are the heirs-at-law of Violet Gail Shelby who died on December 27, 2018. The deceased did not leave a surviving spouse;

The subject property is not the homestead of the Grantors or their spouses.

This conveyance is made subject to 1) *ad valorem* taxes due for the current year and subsequent years not yet due and payable; 2) covenants, restrictions, reservations, easements, setback lines, rights-of-ways, and other matters imposed of record; and 3) mineral rights owned, leased or reserved in favor of others.

The property is neither the homestead of the Grantors, nor that of Grantors' spouse.

To have and to hold unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this Deed this 3rd day of ~~August~~ September, 2020.

WITNESS:

WITNESS:

GRANTOR:

SAMANTHA ROSE SHELBY GOLDSTEIN

TABITHA HOLLY SHELBY

This Instrument Prepared By:

R. David Allen, Jr.

GLOOR, STRICKLAND, HAGGERTY & ALLEN, LLP

100 Williamsburg Office Park, Suite 100

Birmingham, AL 35216

STATE OF Alabama)

COUNTY OF Jefferson)



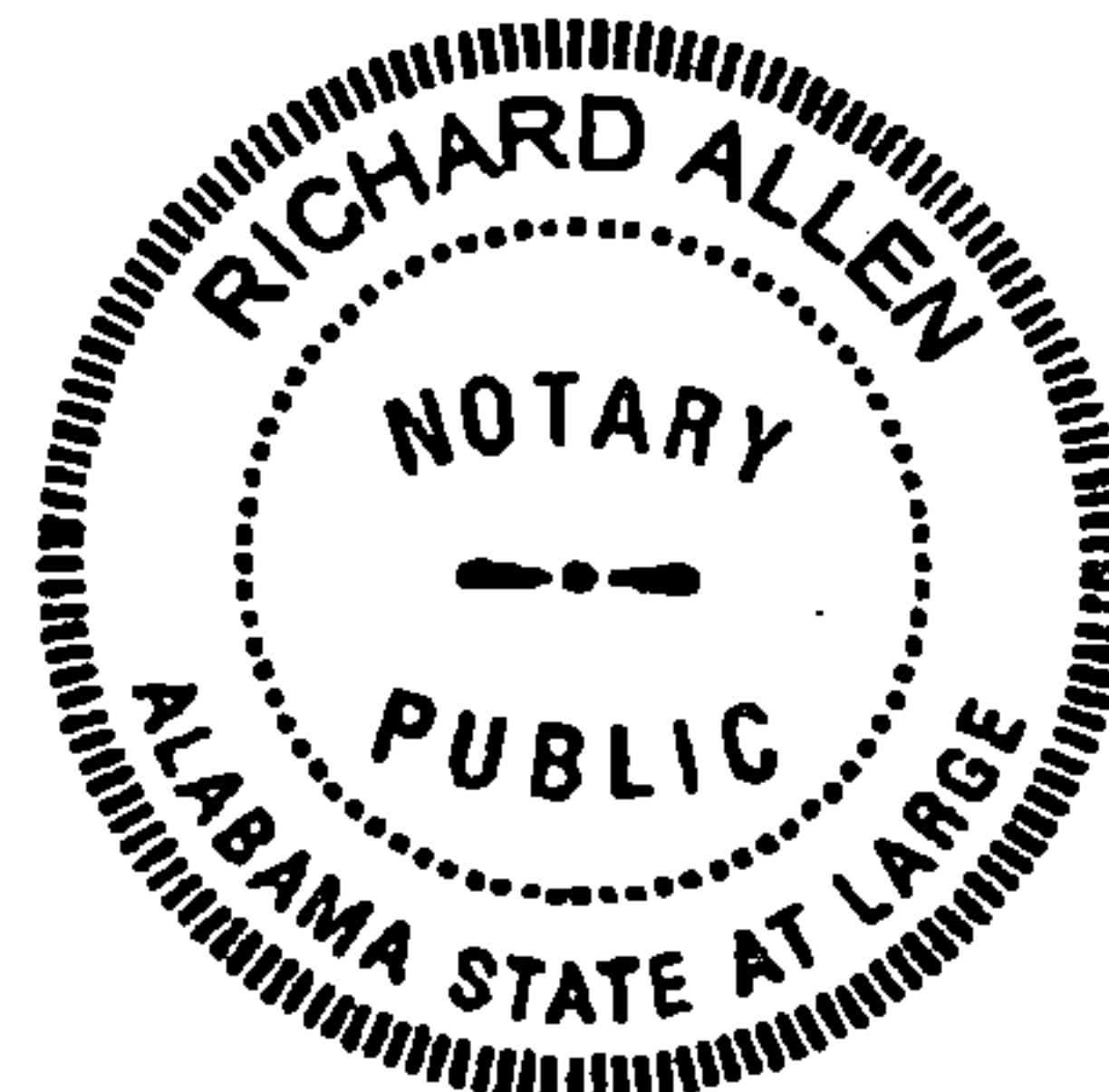
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SAMANTHA ROSE SHELBY, a single woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being 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 the 3rd day of ~~August~~ September, 2020.

Richard Allen
Notary Public

My Commission Expires: 7-26-2023



STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TABITHA HOLLY SHELBY, a married woman, 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.

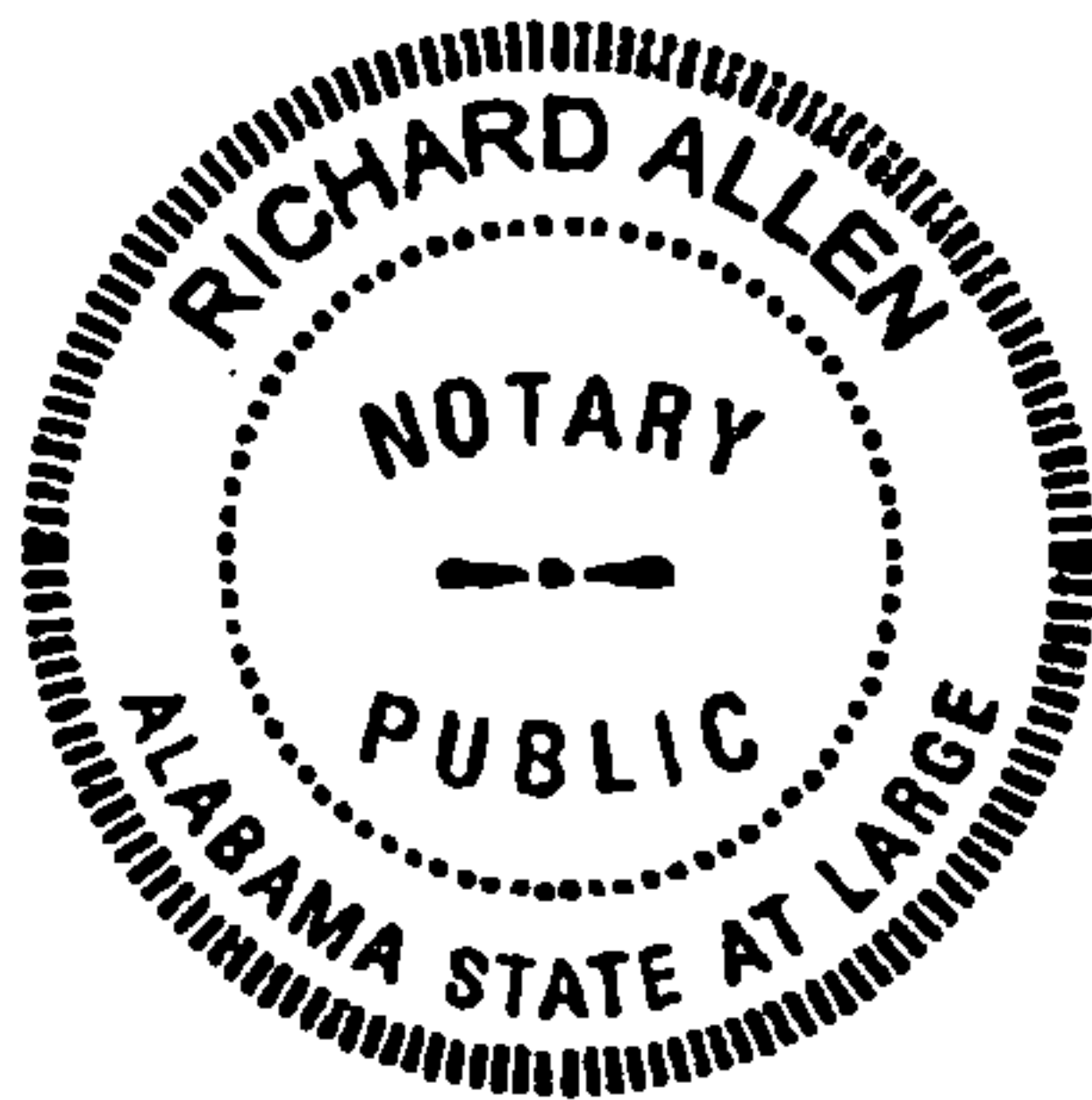
Given under my hand and official seal, this the 3rd day of ~~August~~, 2020.

Richard Allen

September

Notary Public

My Commission Expires: 7-26-2023



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EXHIBIT A

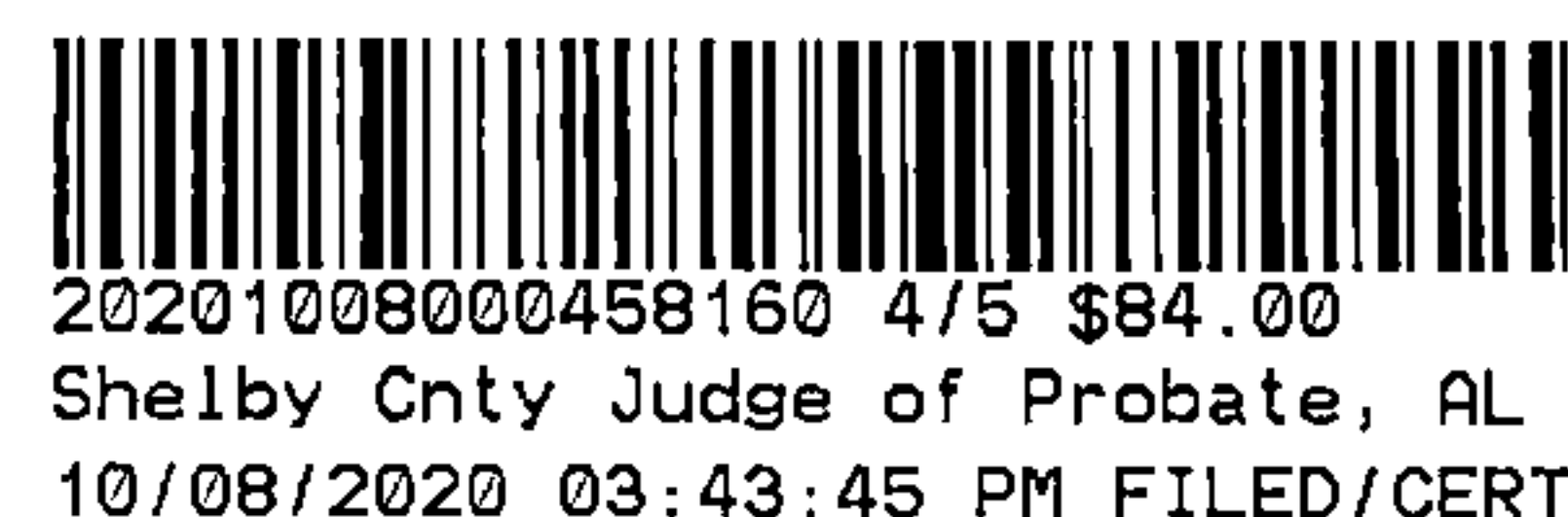
A parcel of land partly in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and partly in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ all in Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: From the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ as point of beginning run N1°55'52"E 1333.11 feet to an iron pipe; continue said course 129.28 feet to the S right of way line of the existing paved county road; thence run a chord bearing and distance of S49°58'31"E 122.38 feet to a point of said right of way; thence run a chord bearing a distance of S61°38'18"E for 146.54 feet to a point of said right of way; thence run a chord bearing and distance of S78°23'06"E for 188.44 feet to a point on said right of way; thence run a chord bearing and distance of S88°16'48"E for 191.67 feet to a point on said right of way line; thence leaving said road, run S9°36'30"E 138.34 feet; thence run S1°37'8"E for 951.04 feet; run thence S88°18'20"E for 813.73 feet to a point on the E line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence run along said quarter-quarter line S1°22'57"W for 203.7 feet to the SE corner of said quarter-quarter section; thence run N88°16'24"W along the S quarter-quarter line (a fence) for 1307.32 feet and back to the beginning point, and being situated in Shelby County, Alabama.

LESS AND EXCEPT:

A lot or parcel of land containing 3 acres, more or less, being more particularly described as follows: Begin at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Township 24 North, Range 13 East, and run thence S 88°16'24"E a distance of 693.59 feet, more or less, to the point of beginning, from said point continue S88°16'24"E a distance of 613.73 feet, more or less, to a point; from said point run thence N01°22'57"E a distance of 203.7 feet to a point; from said point run thence N88°18'20"W a distance of 613.73 feet to a point; from said point run thence S01°37'08"E a distance of 203.7 feet, more or less, to the point of beginning.

Said property being located at 977 Highway 89, Montevallo, Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.



Real Estate Sales Validation Form

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

Grantor's Name Sonatha Rene Shelby
Mailing Address 4275 Burton Circle
Stone Mtn, GA 30083

Grantee's Name Tobatta Holly Shelby
Mailing Address 4750 La Rd 26
England, AL 35631

Property Address 977 Hwy 89
Montevallo, AL 35115

Date of Sale 9-3-2020
Total Purchase Price \$ 99,000.00
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

Shelby County, AL 10/08/2020
State of Alabama
Deed Tax: \$50.00

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 10-8-20

Print K David Allen Attorney

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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