


THIS INSTRUMENT PREPARED BY:
Scozzaro Law, LLC
PO Box 548
Helena, Alabama 35080


20201013000464940 1/3 \$46.50
Shelby Cnty Judge of Probate, AL
10/13/2020 02:47:31 PM FILED/CERT

SEND TAX NOTICE TO:
Richard Earl Storey
696 Highway 84
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged we, **Clifford Lawrence Storey and Laura Nix Storey** (herein referred to as "Grantors"), do by these presents, grant, sell and convey unto **Richard Earl Storey and June Massey Storey** (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in the NE ¼ of NW ¼ of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the southeast corner of the NE ¼ of NW ¼ of Section 8 and run along said ¼-¼ line north 89 degrees 50 min. west 271.85 feet; Thence north 10 degrees 49 min. west 385.16 feet to the Point of Beginning of the lot herein conveyed; Thence continue in the same direction north 10 degrees 49 min. west a distance of 251.08 feet; Thence run east a distance of 185.0 feet, more or less, to the center of a chert road, which point is on the east side of the land conveyed to Nathan Earl Storey and Mary Ann Storey from U.S. Grady and wife, Ruby Grady on June 19, 1972, and which said point is 628.63 feet north of the south line of said ¼-¼ Section; Thence run south 0 degrees 24 min. 30 sec. east a distance of 248.07 feet to a point; Thence run west along the north line of lot being conveyed this day to Joseph E. Miller for a distance of 140.0 feet to the Point of Beginning. There is EXCEPTED herefrom the right of way for said chert road along the easterly side of the land being conveyed.

SUBJECT TO: Taxes for the current year and all subsequent years not yet due and payable, all restrictions, covenants, conditions, encumbrances, encroachments, easements, right of way, set back lines, limitations, and other rights, if any, of record.

TO HAVE AND TO HOLD to the Grantees, their successors and assigns forever.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken verbatim from Instrument # 20180615000212690, as recorded in the Probate Judge's Office of Shelby County, AL.

And we do for ourselves and for our heirs, executors, and administrators covenant with the Grantees, their successors and assigns that we are lawfully seised in fee simple of the premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the property described; that we will and our heirs, executors, and administrators

shall warrant and defend the same to the Grantees his successors and assigns forever, against the lawful claims of all persons.

The covenants made in this deed are legally binding on Grantors and all who lawfully succeed to Grantors' rights and responsibilities, including Grantors' heirs, personal representatives, successors, and assigns. These covenants can be enforced by Grantees and all future owners of the property, including Grantees' heirs, personal representatives, successors, and assigns.

IN WITNESS WHEREOF, the Grantors have hereunto set its signature and seal this 13 day of October, 2020.

Clifford Lawrence Storey
CLIFFORD LAWRENCE STOREY

Laura Nix Storey
LAURA NIX STOREY

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Clifford Lawrence Storey and Laura Nix Storey, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on day the same bears date. Given under my hand this 13 day of October, 2020.



Kristi Mitchell Scozzaro
Notary Public

My commission expires: 11.27.22



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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 Clifford and Laura Storey
Mailing Address 594 Cherokee Road
West Blocton, AL 35184

Grantee's Name Richard and June Storey
Mailing Address 696 Highway 84
Calera, AL 35040

Property Address 122 Thistle Lane
Calera, AL 35040

Date of Sale October 7, 2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$18,210

Shelby County, AL 10/13/2020
State of Alabama
Deed Tax: \$18.50

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor's Website
☐ Closing Statement

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 10/13/20

Print Clifford Lawrence Storey

☒ Unattested

Sign

Clifford Lawrence Storey
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1