

THIS INSTRUMENT PREPARED BY  
ELLIS, HEAD, OWENS & JUSTICE  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Addam Christopher Porter

P. O. Box 1373

Calera, Alabama 35040

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

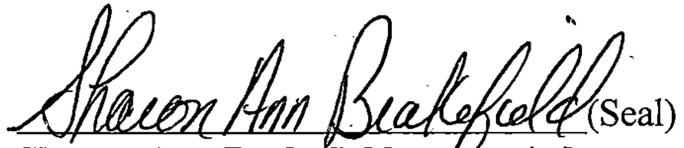
That in consideration of One and no/100 Dollar (\$1.00), in hand paid by Grantee herein, the receipt whereof is hereby acknowledged, **Sharon Ann Brakefield, a married woman** (herein referred to as Grantor), do hereby grant, bargain, sell and convey unto **Addam Christopher Porter**, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Commence at the NW corner of the NE ¼ of the NW ¼ of Section 24, Township 22 South, Range 3 West, and go South 2 deg. 26 ½ ' East along the West boundary of said ¼ ¼ Section 510.20 feet to the point of beginning' thence continue along this line 823.00 feet to the SW corner of said ¼ ¼ Section; thence South 89 deg. 50' East for 400.00 feet; thence North 2 deg. 26 ½ ' West for 823.00 feet; thence North 89 deg. 50' West for 400.00 feet to the point of beginning, containing 7.6 acres. (See Exhibit A)**

The above property constitutes no part of the homestead of either Grantors or Grantee or their spouses.

The descriptions used in this document are supplied by the parties, and there has been no survey or title examination made of subject property.

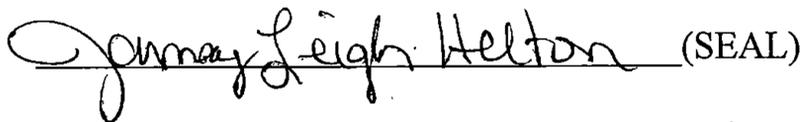
**TO HAVE AND TO HOLD** unto the said GRANTEE, his heirs and assigns, forever.

 (Seal)  
**Sharon Ann Brakefield, a married woman**

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sharon Ann Brakefield, 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 19th day of October, 2020.

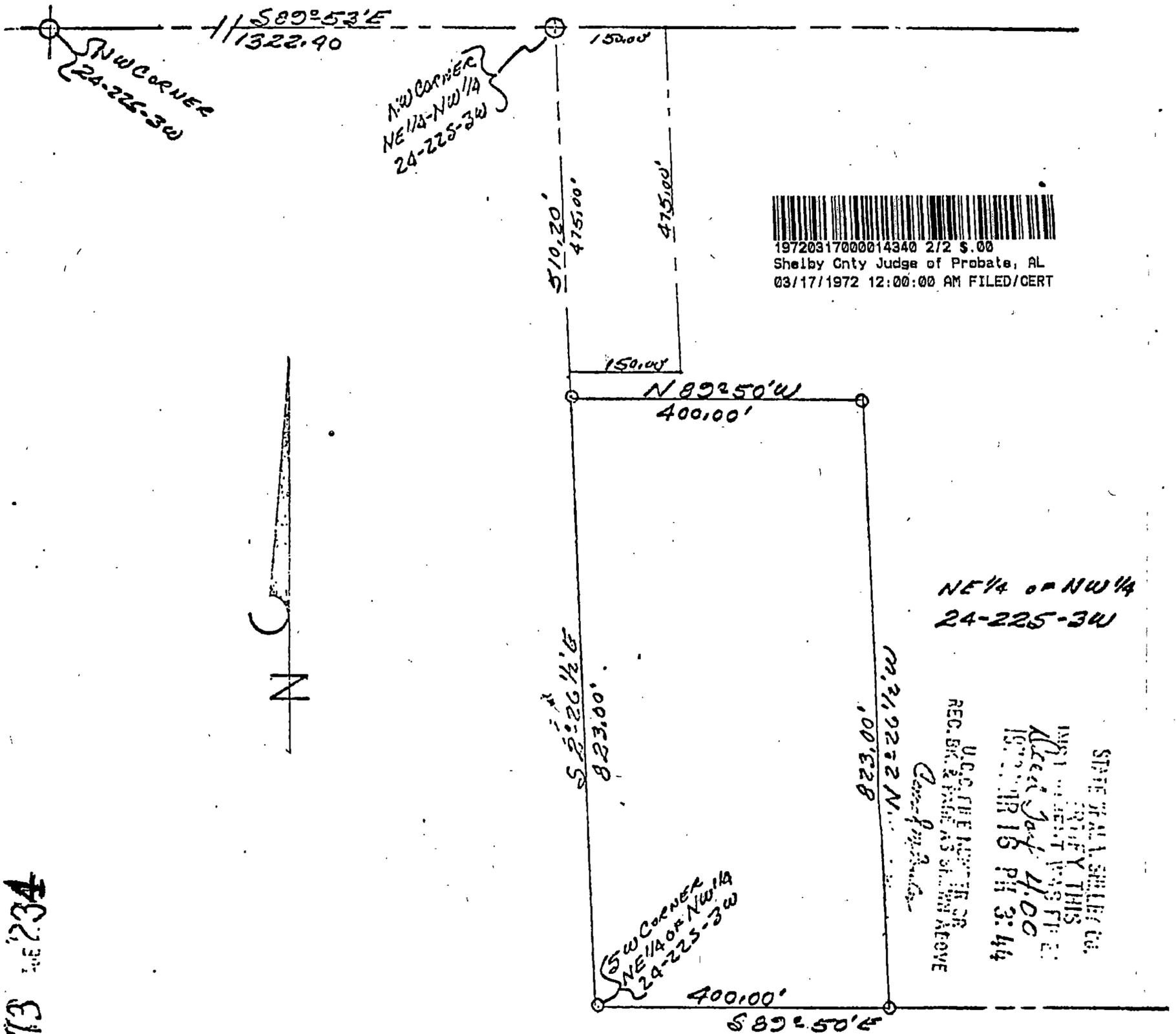
 (SEAL)

  
20201021000478350 1/3 \$147.00  
Shelby Cnty Judge of Probate, AL  
10/21/2020 10:31:41 AM FILED/CERT

**My Commission Expires:  
November 17, 2021**

Shelby County, AL 10/21/2020  
State of Alabama  
Deed Tax: \$116.00

EXHIBIT "A"



19720317000014340 2/2 \$ .00  
 Shelby Cnty Judge of Probate, AL  
 03/17/1972 12:00:00 AM FILED/CERT

NE 1/4 of NW 1/4  
 24-225-3W

STATE OF ALABAMA  
 COUNTY OF SHELBY  
 REC. BOOK 2 PAGE 15  
 APR 15 PM 3:44  
 U.C.C. FILE NUMBER OR  
 REC. BOOK & PAGE AS SHOWN ABOVE  
 Deane P. [Signature]

273 234

I, FLOYD ATKINSON A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA DO HEREBY CERTIFY THAT THE MAP HERewith IS A TRUE AND CORRECT MAP OF A PARCEL OF LAND SURVEYED BY ME DESCRIBED AS FOLLOWS: COMMENCE AT THE N.W. CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 225, RANGE 3 W AND GO S 2° 26 1/2' E ALONG THE WEST BOUNDARY OF SAID 1/4-1/4 SECTION 510.20 FEET TO THE POINT OF BEGINNING THENCE CONTINUE ALONG THIS LINE 823.00 FEET TO THE S.W. CORNER OF SAID 1/4-1/4 SECTION THENCE S 89° 50' E FOR 400.00 FEET THENCE N 2° 26 1/2' W FOR 823.00 FEET THENCE N 89° 50' W FOR 400.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7.6 ACRES.

Floyd Atkinson

SCALE: 1" = 200' DATE: MAR 13, 1977 SIGNED: FLOYD ATKINSON - 1352



20201021000478350 2/3 \$147.00  
 Shelby Cnty Judge of Probate, AL  
 10/21/2020 10:31:41 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Sharon Ann Brakefield
Mailing Address

Grantee's Name Addam Christopher Porter
Mailing Address P. O. Box 1373
Calera, Alabama 35040

See Attachment "A"

Date of Sale 10-19-2020

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 115,580

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
XX Other: Deed

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: Oct 19 2020

Print Sharon Ann Brakefield

Date: Oct 19 2020

Print Addam Christopher Porter

Unattested (verified by)

Sign Sharon Ann Brakefield (Grantor/Grantee/Owner/Agent) circle one

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

