

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Danny Sumerel
106 Woodbridge Dr
Chelsea AL 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR AND ZERO CENTS (\$1.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Danny W. Sumerel, a married man, Shelia A. Clemons, a married woman, Shannon Sumerel, a single woman, Amanda Sumerel, a single woman and Timothy Sumerel, a single man** grant, bargain, sell and convey unto, **Danny W. Sumerel and Shelia-A. Clemons**, the following described real estate, situated in: SHELBY County, Alabama, to-wit: Shelia SC

Lots 19, 20 and 21 according to Central Hills Subdivision in the town of Wilsonville, Alabama, as shown by map recorded in Map Book 4, Page 44 in the Probate Office of Shelby County, Alabama.

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

Subject to taxes for 2020 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

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 26th day of October, 2020.

Danny W. Sumerel
Danny W. Sumerel

Shannon Sumerel
Shannon Sumerel

Timothy Sumerel
Timothy Sumerel

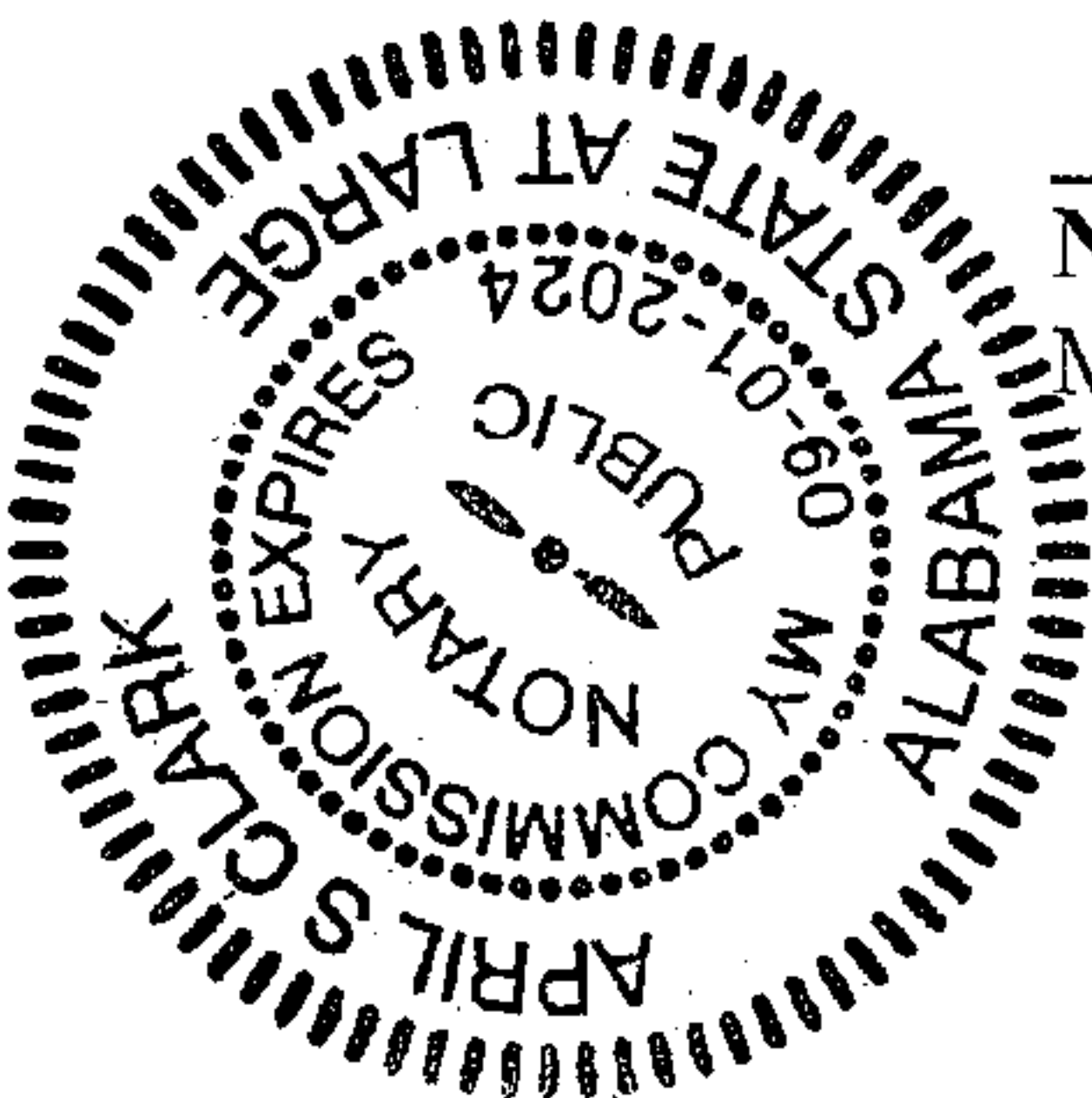
Shelia A. Clemons
Shelia SC Shelia A. Clemons
Amanda Sumerel
Amanda Sumerel

STATE OF ALABAMA
COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Danny W. Sumerel
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of October, 2020.

April Clark
Notary Public
My Commission Expires: 9/1/2024



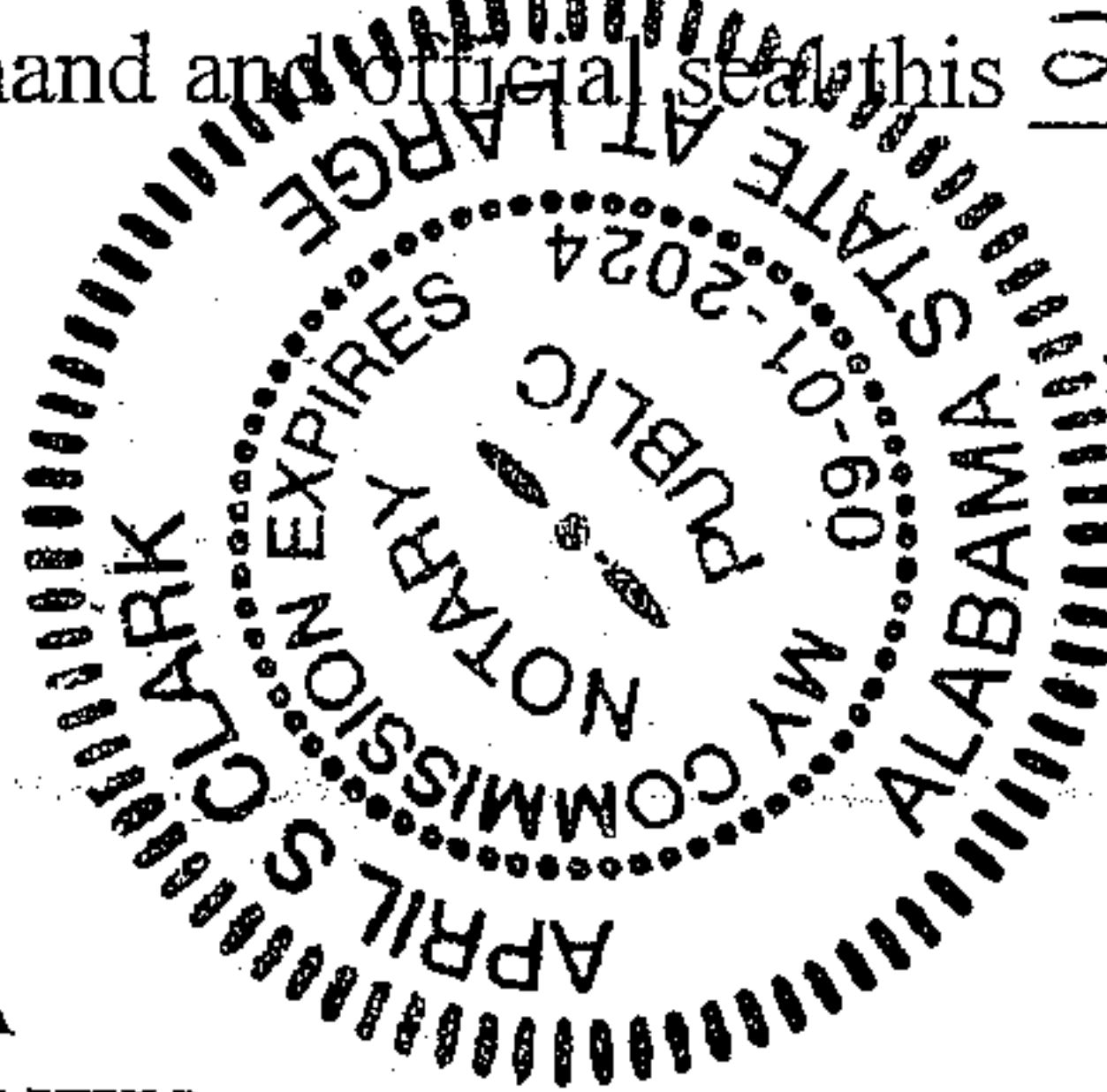
STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Sheila ~~Sheila~~ A. Clemons

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of October, 2020.April Clark
Notary PublicMy Commission Expires: 9/11/2024

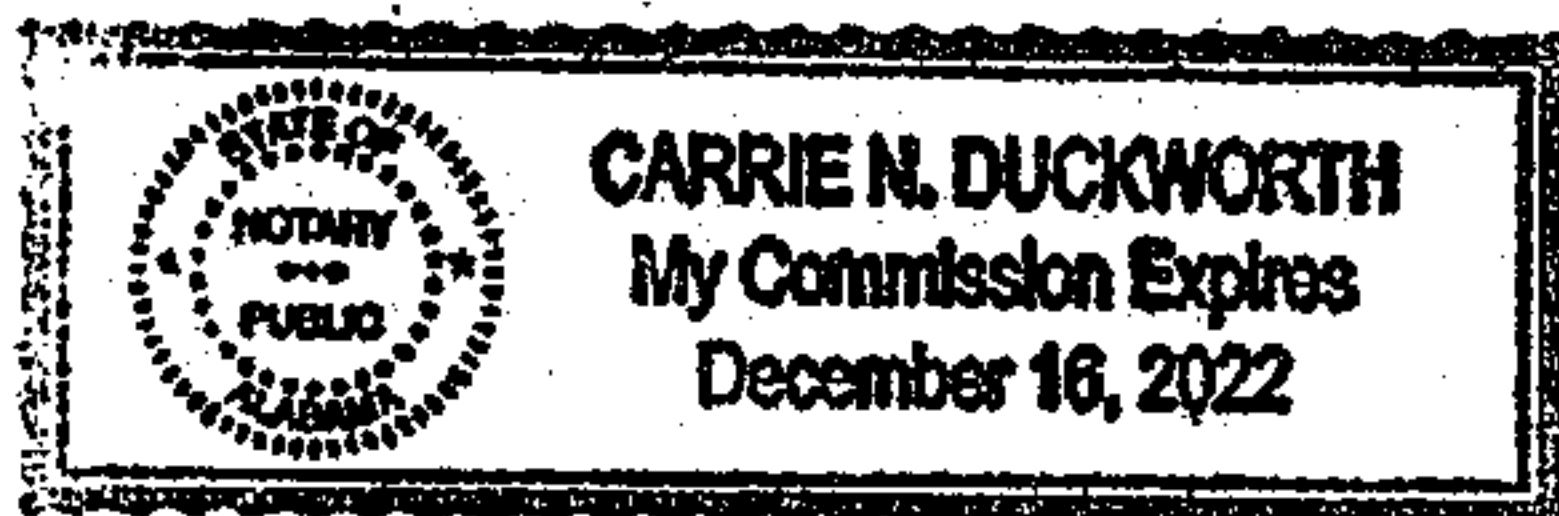
STATE OF ALABAMA

 COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Shannon Sumerel

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of October, 2020.Carrie N. Duckworth
Notary PublicMy Commission Expires: 12/16/22

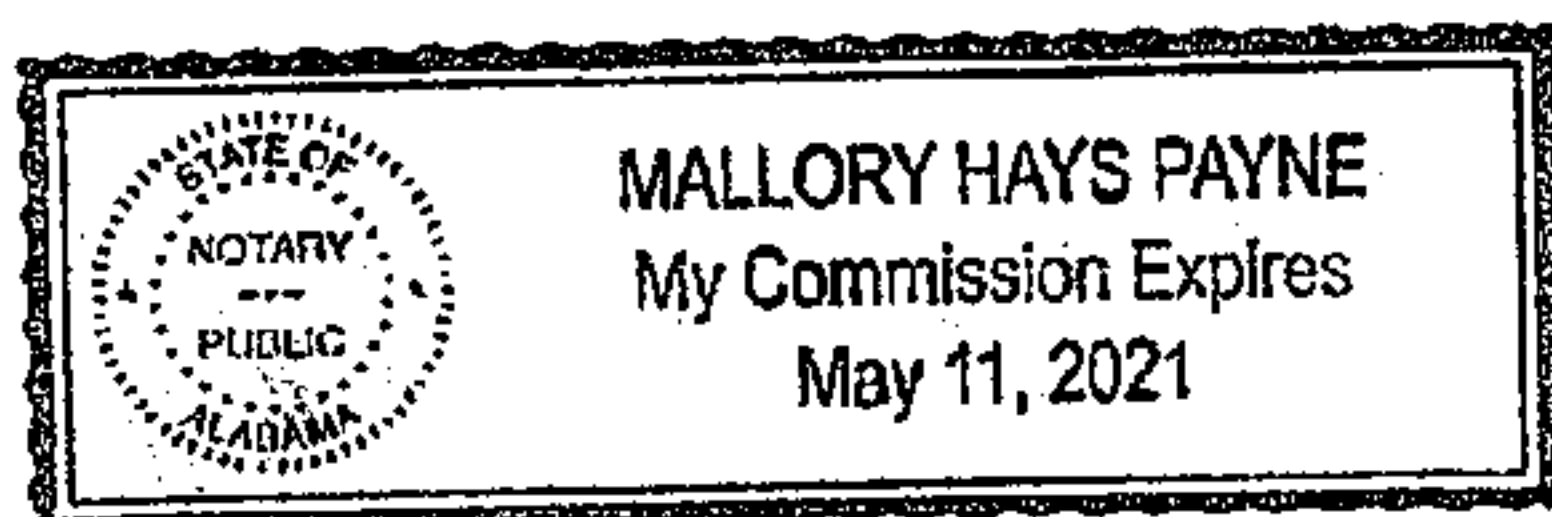
STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Amanda Sumerel

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of October, 2020.Mallory Hays Payne
Notary PublicMy Commission Expires: May 11, 2021

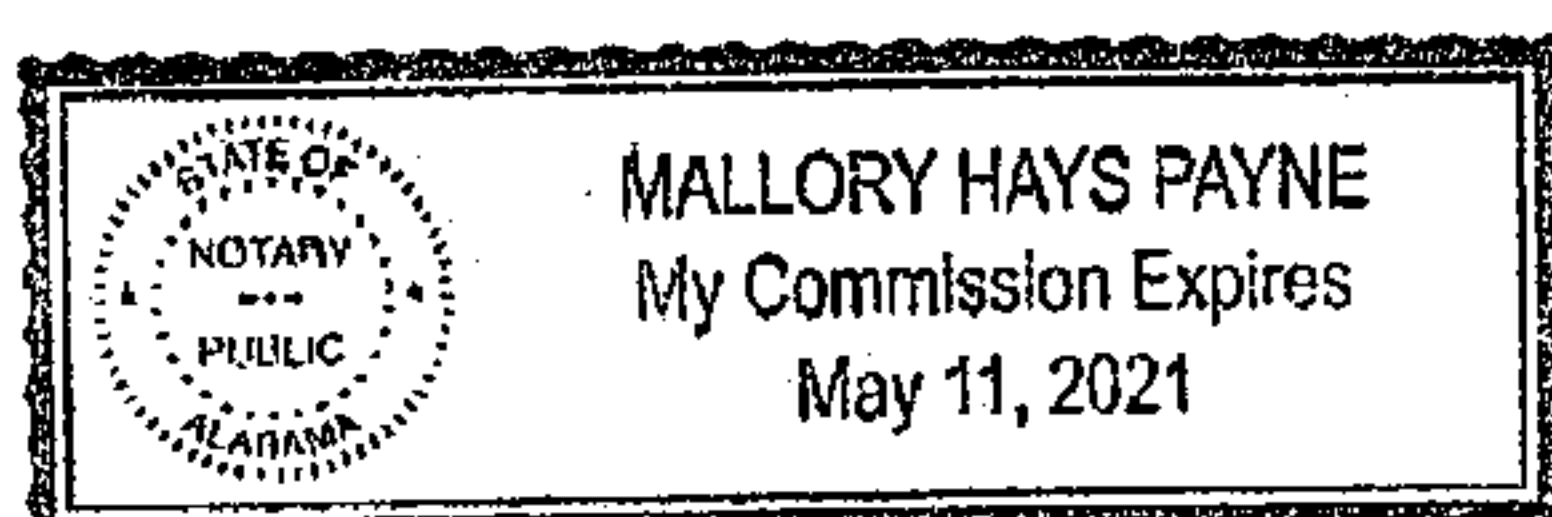
STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Timothy Sumerel

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of October, 2020.Mallory Hays Payne
Notary PublicMy Commission Expires: May 11, 2021

Real Estate Sales Validation Form

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

Grantor's Name Danny Sumner
 Mailing Address 106 Woodbridge Dr
Chelsea AL
35043

Grantee's Name Danny Sumner
 Mailing Address 106 Woodbridge Dr
Chelsea, AL
35043

Property Address 195 Oakland Ave
Wilsonville AL
35786

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 161,400

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 Market Value

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

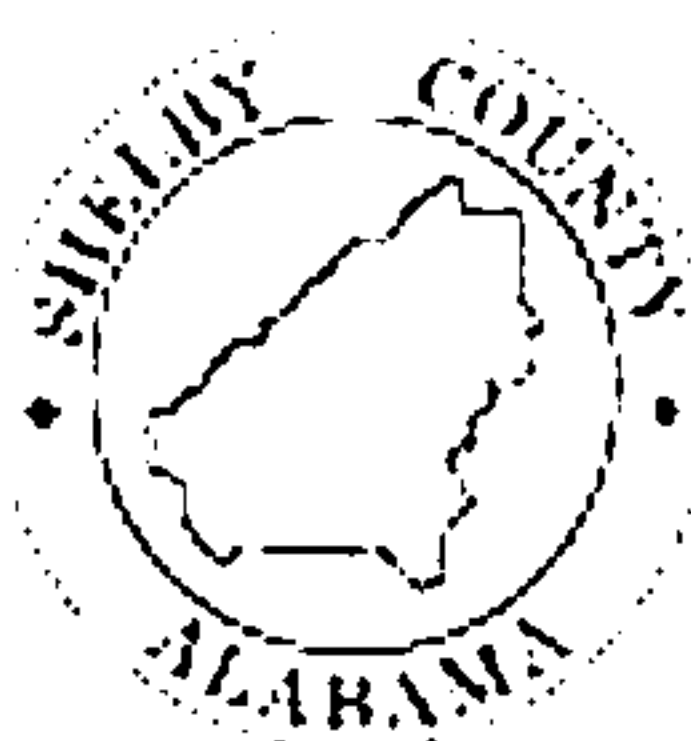
Unattested _____

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/26/2020 02:37:24 PM
 \$191.50 JESSICA
 20201026000486970

Allen S. Bayl