

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Kristina Elizabeth Pruitt
79 Willow Bend
Chelsea, AL 35043

GENERAL WARRANTY DEED

20201201000548100

12/01/2020 01:51:37 PM

DEEDS 1/3

STATE OF ALABAMA

1

SHELBY COUNTY

1

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-Five Thousand And No/100 Dollars (\$155,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Robert C. Ransom and Melinda N. Ransom, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kristina Elizabeth Pruitt (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Commence at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 25, Township 19 South, Range 1 West; thence proceed along the South boundary of said 1/4 - 1/4 in a Westerly direction for a distance of 432 feet to the point of beginning of the parcel of land herein described: thence proceed in a Northerly direction, parallel to the East boundary of said 1/4 - 1/4 for a distance of 150 feet to a point; thence proceed in a Westerly direction parallel to the South boundary of said 1/4 - 1/4 for a distance of 20 feet to a point; thence proceed in a Southerly direction parallel to the East boundary of said 1/4 - 1/4 for a distance of 55 feet to a point; thence proceed in a Westerly direction parallel to the South boundary of said 1/4 - 1/4 for a distance of 165 feet to a point: thence proceed in a Southeasterly direction for a distance of 120 feet to the point of intersection with the South boundary of said 1/4 - 1/4 Section: being 545 feet West of the Southeast Corner of said 1/4 - 1/4 Section: thence proceed in an Easterly direction along the South boundary of said 1/4 - 1/4 Section for a distance of 113 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NE 1/4, of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$149,500.00 executed and recorded simultaneously herewith.

Subject to a third party mortgage in the amount of \$5,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30th day of November, 2020.

Robert C. Ransom

Robert C. Ransom

Melinda N. Ransom

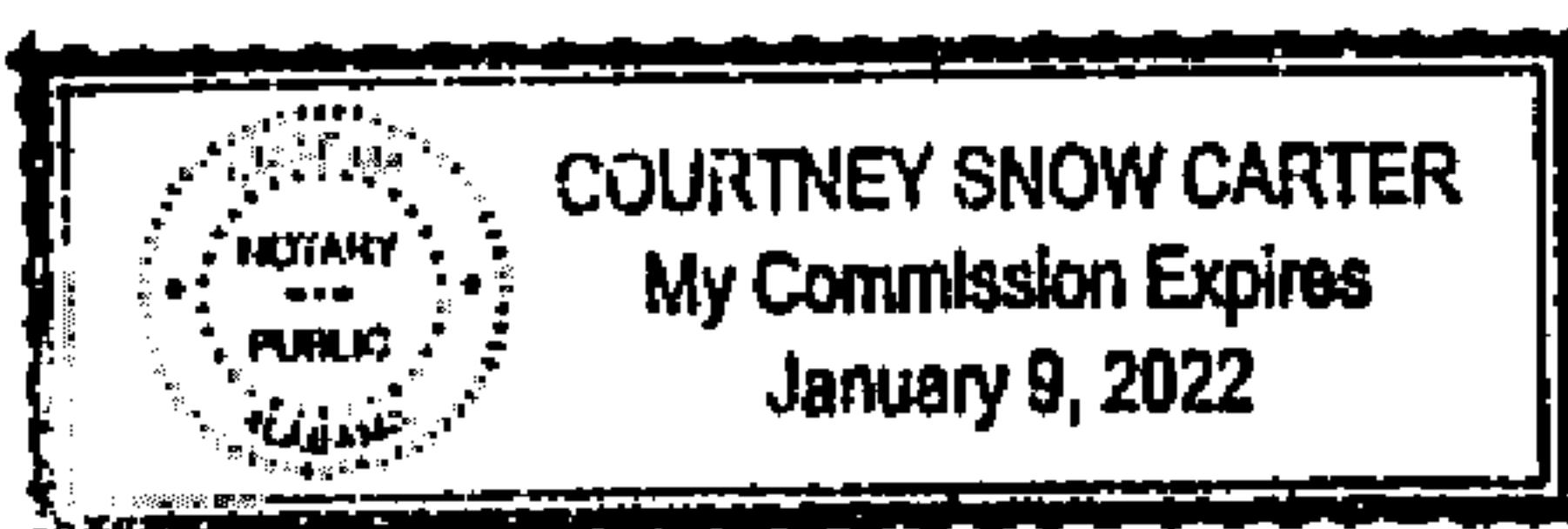
Melinda N. Ransom

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert C. Ransom and Melinda N. Ransom 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 the day the same bears date.

Given under my hand and official seal on this 30th day of November, 2020

Courtney Snow Carter
Notary Public
My commission expires:



Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Robert C. Ransom and Melinda N. Ransom	Grantee's Name	Kristina Elizabeth Pruitt
Mailing Address	79 Willow Bend Chelsea, AL 35043	Mailing Address	79 Willow Bend Chelsea, AL 35043
Property Address	79 Willow Bend Chelsea, AL 35043	Date of Sale	November 30, 2020
		Total Purchase Price	\$155,000.00
		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 Appraisal
 Sales Contract Other: _____
 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 - Robert C. Ransom and Melinda N. Ransom, 79 Willow Bend, Chelsea, AL 35043.

Grantee's name and mailing address - Kristina Elizabeth Pruitt, 79 Willow Bend, Chelsea, AL 35043.

Property address - 79 Willow Bend, Chelsea, AL 35043

Date of Sale - November 30, 2020.

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: November 30, 2020

Sign 
 Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/01/2020 01:51:37 PM
 \$28.50 MISTI
 20201201000548100

Allen S. Boyd