

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

SEND TAX NOTICE TO:

Kenneth Wayne Ray / Allen Eugene Ray

900 Oak Hill Lane

Pell City, AL 35125

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and Other Good and Valuable Consideration**, to the undersigned Grantor, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I,

Lela Mae Ray, an unmarried woman
whose mailing address is 2344 Liberty Road, Chelsea, AL 35043

(herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto

Kenneth Wayne Ray, 900 Oak Hill Lane, Pell City, AL 35125 and
Allen Eugene Ray, 9656 Highway 17, Lot 15, Maylene, AL 35114

(herein referred to as GRANTEES) the following described real estate, situated in Shelby County, Alabama, the address of which is 2344 Liberty Road, Chelsea, AL 35043, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

The Grantor conveys to Grantees all real property or interest in real property located in Shelby County, Alabama, which was owned by Iduma Miller Mitchem, deceased, whether correctly described herein or not. Subject only to the life estate which is reserved in Lillian Delene Mitchem.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, forever.

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


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11
day of October, 2016.

Lela Mae Ray (SEAL)
Lela Mae Ray

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lela Mae Ray**, an unmarried 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 18 day of October, 2016.



Notary Public (SEAL)

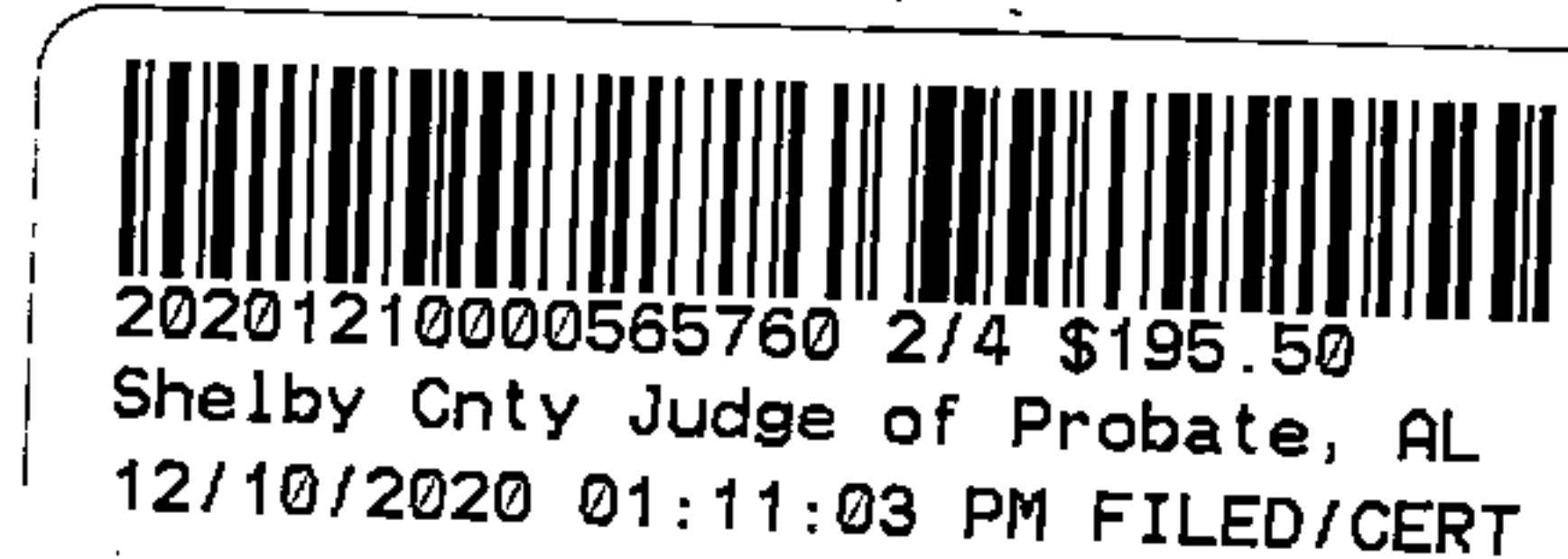


Exhibit "A"

LEGAL DESCRIPTION

A parcel of land in the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 36, Township 19 South, Range 1 West, approximately described as follows:

Begin at the Northeast corner of said Quarter-Quarter Section and run West along the North boundary line of said Quarter-Quarter Section a distance of 440 feet, more or less, to a rock corner; thence turn left and run South a distance of 230 feet, more or less, to a rock corner; thence turn left and run East to a point on the East boundary line of said Quarter-Quarter Section; thence turn left and run North along said East boundary line to the point of beginning.

ALSO, the Northeast Quarter of the Southwest Quarter of Section 36, Township 19 South, Range 1 West.

LESS AND EXCEPT THE FOLLOWING PORTION PREVIOUSLY CONVEYED TO ROBERT W. O'CONNOR, JR. and TYRUS R. SOCKWELL, as described in Instrument #1994-21374, being more particularly described as follows:

From an iron pin accepted as the SW corner of the NE 1/4 of SW 1/4 of Section 36, Township 19 South, Range 1 West, being the point of beginning of the herein described parcel of land, run thence North along the accepted West boundary of said NE 1/4 of SW 1/4 a distance of 1316.0 feet to the accepted NW corner thereof; thence turn 86 degrees 49 minutes 07 seconds right and run 582.65 feet along the accepted North boundary of said NE 1/4 of SW 1/4; thence turn 93 degrees 09 minutes 03 seconds right and run 1333.70 feet to a point on the accepted South boundary of NE 1/4 of SW 1/4; thence turn 88 degrees 35 minutes 30 seconds right and run 582.65 feet to the point of beginning of herein described parcel of land.

Together with a 30-foot easement for ingress and egress, to-wit:

From the accepted NW corner of the NE 1/4 of SW 1/4 of Section 36, Township 19 South, Range 1 West, run thence East along the accepted North boundary of NE 1/4 of SW 1/4 a distance of 582.65 feet to the point of beginning of herein described easement; thence continue along said course a distance of 758.71 feet to the accepted NE corner of said NE 1/4 of SW 1/4; thence continue along said course a distance of 93.81 feet to a point on the Northwesterly boundary of a gravel road; thence turn 147 degrees 27 minutes 30 seconds right and run 55.77 feet along said road boundary; thence turn 32 degrees 32 minutes 30 seconds right and run 47.9 feet to a point on the accepted East boundary of said NE 1/4 of SW 1/4; thence continue along said course a distance of 759.56 feet; thence turn 93 degrees 09 minutes 03 seconds right and run 30.05 feet to the point of beginning of herein described easement.

Lela mal Ray



20201210000565760 3/4 \$195.50
Shelby Cnty Judge of Probate, AL
12/10/2020 01:11:03 PM 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 Lela Mae Ray
Mailing Address 2344 Liberty Road
Chelsea, AL 35043

Grantee's Name Kenneth Wayne Ray
Mailing Address Allen Eugene Ray
900 Oak Hill Lane
Pell City, AL 35125

Property Address 2344 Liberty Road
Chelsea, AL 35043

Date of Sale 10-11-2016

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 164,090.00

Shelby County, AL 12/10/2020
State of Alabama
Deed Tax: \$164.50



20201210000565760 4/4 \$195.50
Shelby Cnty Judge of Probate, AL
12/10/2020 01:11:03 PM FILED/CERT

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

☐ Closing Statement

☒ Other Based on Total Market Value on file in the

Office of the Shelby County Property Tax Commissioner

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 10-11-2016

Print Kenneth Wayne Ray

☐ Unattested

Paul Head
(verified by)

Sign

Kenneth Wayne Ray
(Grantor/Grantee/Owner/Agent) circle one