

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


SEND TAX NOTICE TO:

Kenneth Wayne Ray

900 Oak Hill Lane

Pell City, Alabama 35125

WARRANTY DEED


20201210000565770 1/3 \$112.00
Shelby Cnty Judge of Probate, AL
12/10/2020 01:11:04 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration, the Grantor, **Allen Eugene Ray, an unmarried man**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt whereof is acknowledged, grant, bargain, sell and convey unto **Kenneth Wayne Ray, a married man**, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, the address of which is 2344 Liberty Road, Chelsea, Alabama 34043; to-wit:

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

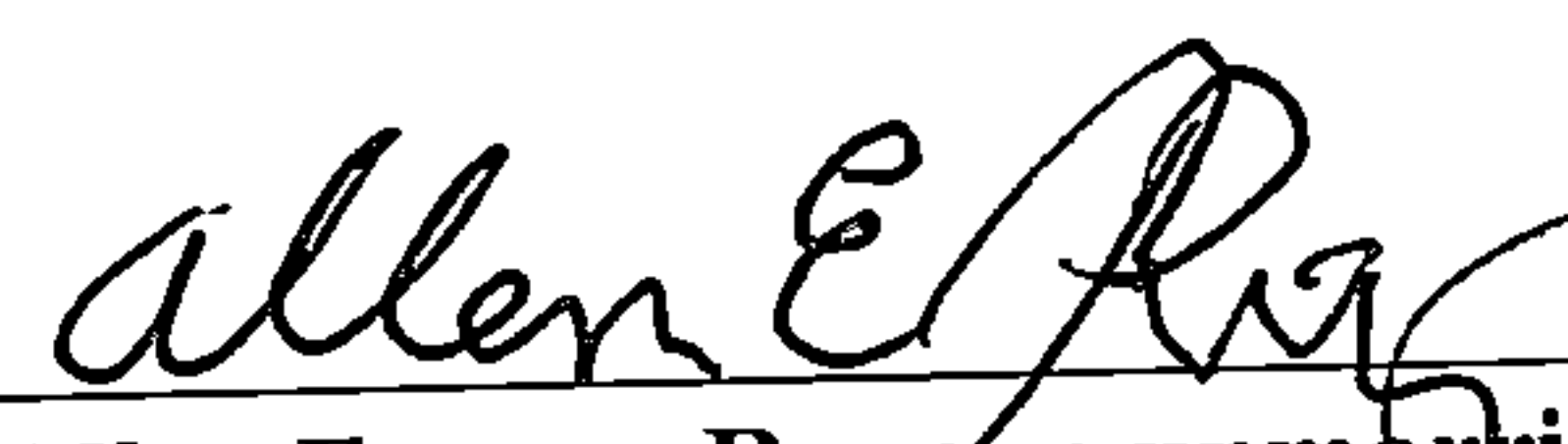
Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and right of ways of record.

The Grantor conveys to Grantee all real property of 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 left 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 GRANTEE, his heirs and assigns, forever.

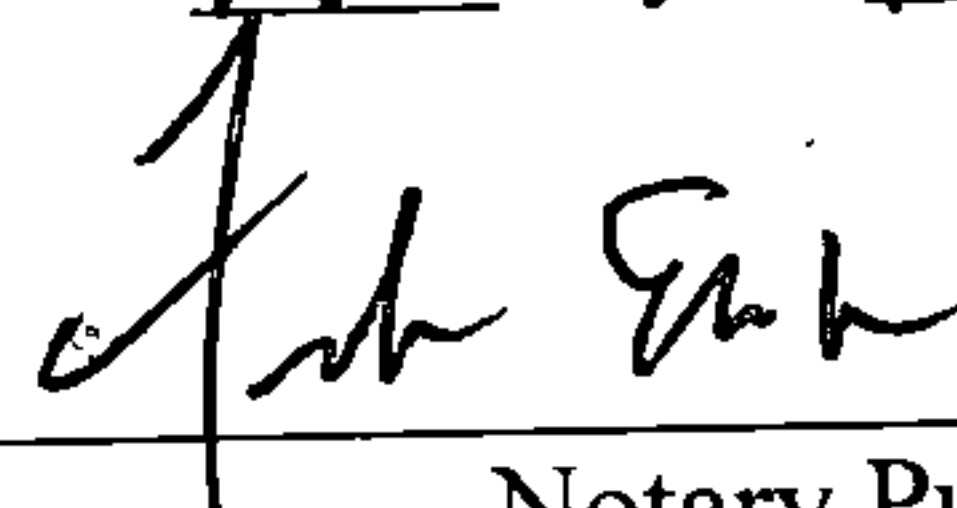
And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the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

 (Seal)
Allen Eugene Ray, an unmarried man

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Allen Eugene Ray, an unmarried man**, 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 November, 2020.



Notary Public

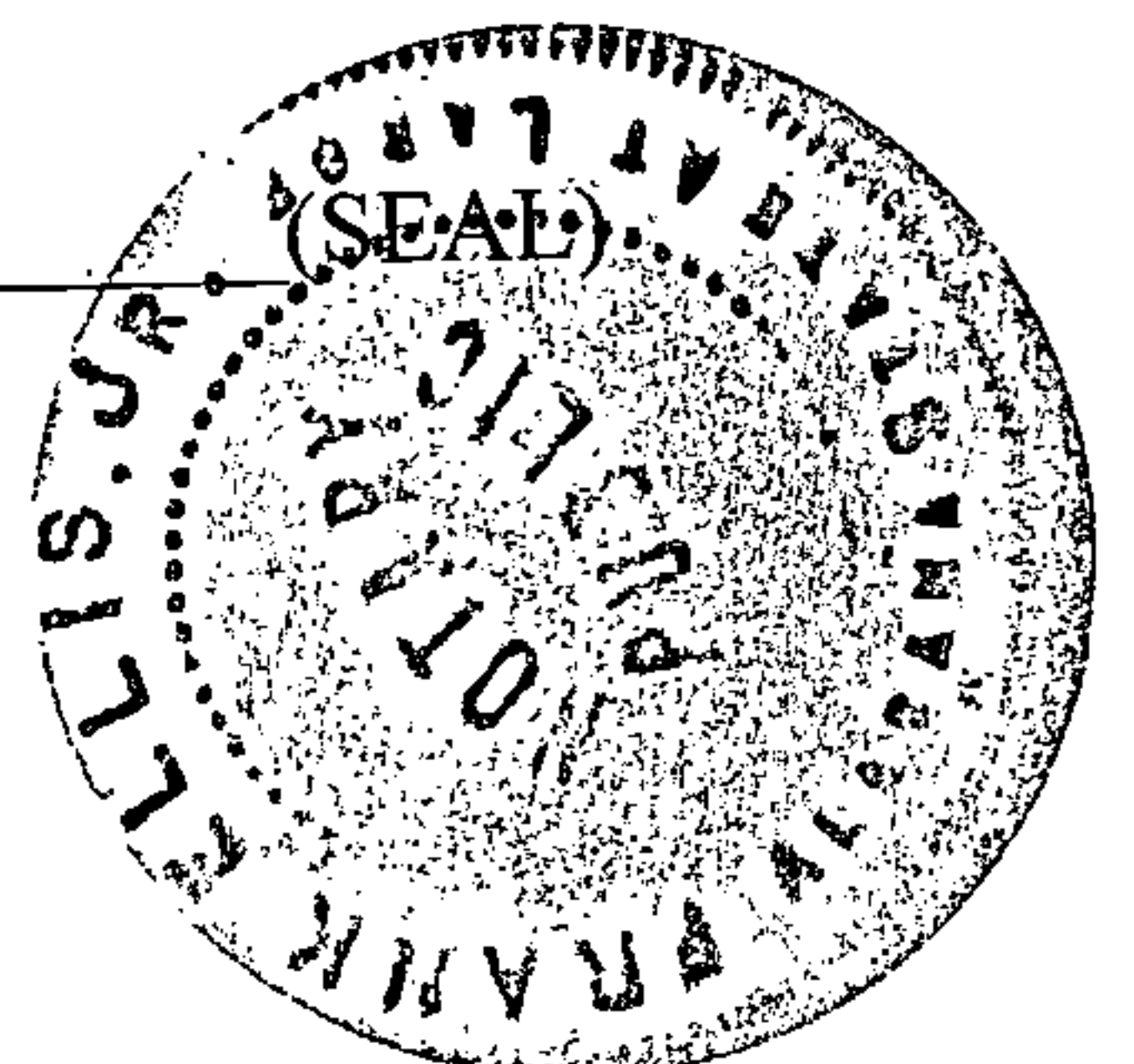


Exhibit "A"

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
Allen E. Ray



20201210000565770 2/3 \$112.00
Shelby Cnty Judge of Probate, AL
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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 Allen Eugene Ray
Mailing Address 9656 Highway 17, Lot 15
Maylene, Alabama 35114

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

2344 Liberty Road, Chelsea, Alabama 35043
See Attachment "A"

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 167,780.00

Shelby County, AL 12/10/2020
State of Alabama
Deed Tax: \$84.00

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) 1/2 VALUE = \$83,890

_____ Bill of Sale _____ Appraisal
_____ Sales Contract XX Other: Based on Total Market Value on file in the Shelby
_____ Closing Statement County Property Tax Commissione

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: 2020

Print _____

Date: 2020

Print _____

_____ Unattested
(verified by)

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

_____ Unattested
(verified by)

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

