

This instrument was prepared by:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, AL 35205

Send Tax Notices to:

Jarred L. Stamps
2287 Highway 336
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00 the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, JAMES R. LOVELESS AND KAY S. BRAWNER, HUSBAND AND WIFE, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto JARRED L. STAMPS, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in SHELBY County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO:


(
SUBJECT TO:

1. Ad valorem taxes for the current tax year, 2021.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD to the said grantee(s), 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 said grantee(s), his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 9th day of December, 2020.


JAMES R. LOVELESS

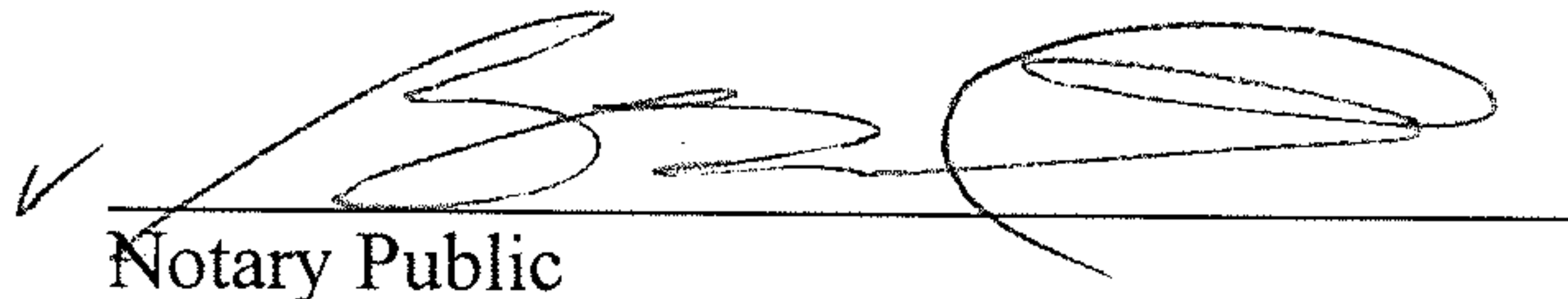

KAY S. BAWNER

STATE OF FLORIDA)

Walter COUNTY)

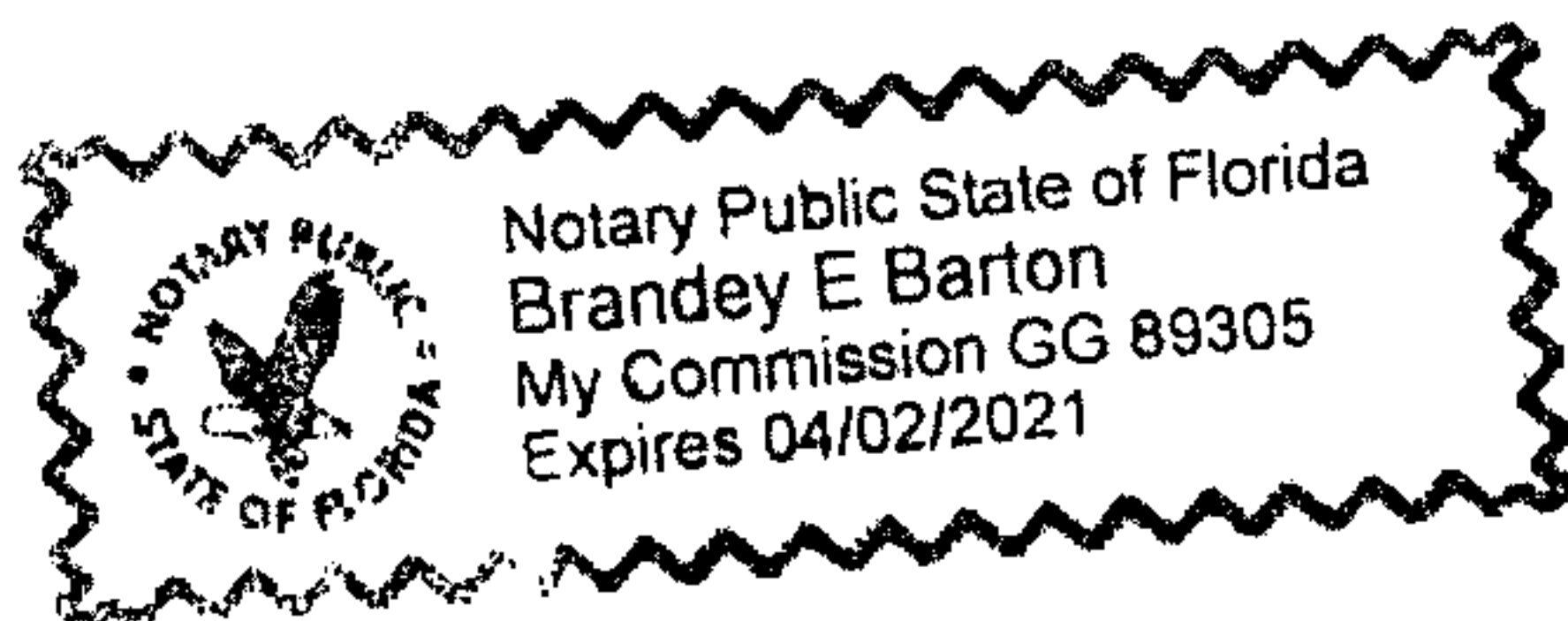
I, the undersigned, a Notary Public n and for said County, in said State, hereby certify that JAMES R. LOVELESS AND KAY S. BAWNER, HUSBAND AND WIFE, whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the 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 9th day of December, 2020.


Notary Public

{NOTARIAL SEAL}

My commission expires: 04/02/2021



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

Grantor's Name James R. Loveless
Kay S. Brawner
 Mailing Address 121 Downing Street
Panama City Beach, FL 32413

Grantee's Name Jarred L. Stamps
 Mailing Address 2287 Highway 336
Chelsea, AL 35043

Property Address 2342 Highway 336
Chelsea, AL 35043

Date of Sale ~~XXXXXX~~ 12/9/2020
 Total Purchase Price \$35,000.00

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
 _____ Sales Contract
X Closing Statement
 _____ Appraisal
 _____ Other

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 validation, 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: ~~XXXXXX~~ 12/9/2020

_____ Unattested

(verified by)

Print Name Anthony D. Snable, Attorney

Sign

(Grantor/Grantee/Owner/Agent) (Circle one)

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A parcel of land situated in the NW ¼ of the SE ¼ of section 14, Township 20 S, Range 2 West, Shelby County, Alabama, and being more particularly described:

Commence at the NE corner of the above said ¼ - ¼; thence S 90°00'00", a distance of 510.21 feet to the point of beginning; thence S 00°20'19" E, a distance of 210.07 feet; thence N 89°52'47" E, a distance of 210.12 feet; thence S 00°12'27" E, a distance of 90.12 feet; thence S 89°35'59" W, a distance of 418.98 feet; thence S 00°11'41" E, a distance of 222.30 feet; thence S 89°33'12" W, a distance of 321.70 feet; thence N 00°36'19" W, a distance of 227.17 feet; thence N 00°42'40" W, a distance of 300.23 feet; thence N 89°59'18" E, a distance of 534.34 feet to the point of beginning.


James R. Loveless


Kay S. Brawner



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2020 09:27:31 AM
\$66.00 CHERRY
20201215000574560

