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01/13/2021 02:15:59 PM
DEEDS 1/5

Return to:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
67563924

5907246

WARRANTY DEED

STATE OF Alabama)
)
COUNTY OF Shelby)

①

Send Future Tax Notices to:
2950 Chelsea Road
Columbiana, AL 35051-3072

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **AMANDA K. MCINERNEY F/K/A AMANDA K. ODGERS**, a married woman, whose address is 2950 Chelsea Road, Columbiana, AL 35051-3072, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **AMANDA MCINERNEY and MICHAEL MCINERNEY**, wife and husband, as joint tenants with rights of survivorship, whose address is 2950 Chelsea Road, Columbiana, AL 35051-3072, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

COMMENCE AT THE SE CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 660.00 FEET; THENCE 91 DEGREES 42 MINUTES LEFT RUN 113.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST DESCRIBED COURSE FOR 898.86 FEET TO THE EASTERLY RIGHT OF WAY OF SHELBY COUNTY HWY. 47; THENCE 102 DEGREES 31 MINUTES LEFT RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY FOR 316.95 FEET; THENCE 113 DEGREES 57 MINUTES 05 SECONDS LEFT RUN 229.69 FEET; THENCE 110 DEGREES 37 MINUTES 50 SECONDS RIGHT RUN 92.70 FEET; THENCE 32 DEGREES 02 MINUTES LEFT RUN 68.25 FEET; THENCE 53 DEGREES 32 MINUTES 20 SECONDS LEFT RUN 580.91 FEET; THENCE 78 DEGREES 03 MINUTES 17 SECONDS LEFT RUN NORTHERLY FOR 192.91 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

BEING the same property which Robert A. Odgers and wife, Patsy Jean Odgers, granted and conveyed to Jeffrey C. Odgers and wife, Amanda K. Odgers, as joint tenants, with right of survivorship, by deed dated July 30, 1993 and recorded July 30, 1993 in Instrument/Case No. 1993-23597 in the Office of the Recorder of Deeds of Shelby County, Alabama.

WHEREAS, Jeffrey C. Odgers and Amanda K. Odgers, husband and wife, held title to the property as joint tenants, with right of survivorship. Jeffrey C. Odgers died on _____, thereby vesting fee simple title to the above described premises in Amanda K. Odgers by operation of law as the surviving joint tenants.

Prior Deed Reference: Instrument/Case No. 1993-23597.

Parcel ID Number: 21 1 02 0 000 009.001

Commonly Known As: 2950 Chelsea Road, Columbiana, AL 35051-3072

Fair Market Value: \$203,200.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[SPACE INTENTIONALLY LEFT BLANK]

Attached to and becoming a part of Deed between AMANDA K. MCINERNEY F/K/A AMANDA K. ODGERS, a married woman, as Grantor(s), and AMANDA MCINERNEY and MICHAEL MCINERNEY, wife and husband, as Grantee(s).

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 16 day of July, 2020.

GRANTOR:

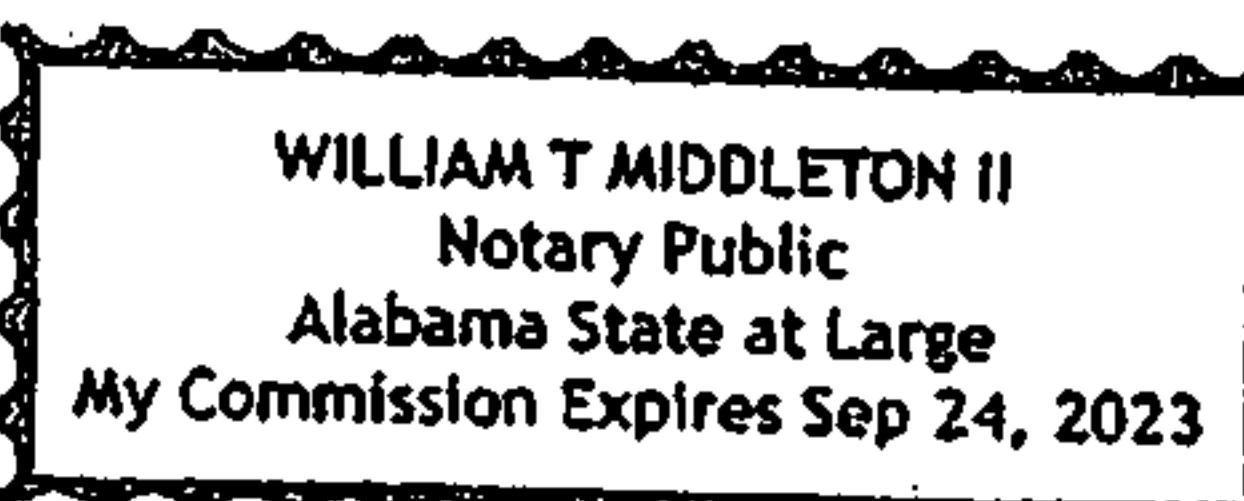
AMANDA K. MCINERNEY
F/K/A AMANDA K. ODGERS
AMANDA K. MCINERNEY
F/K/A AMANDA K. ODGERS

STATE OF Alabama)
COUNTY OF Shelby)

I, William T. Middleton II, a Notary Public for the State of Alabama, do hereby certify that AMANDA K. MCINERNEY F/K/A AMANDA K. ODGERS, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 10 day of July, 2020.

(NOTARY SEAL)



William T. Middleton II
Notary Public
My commission expires: 9/24/2023

This instrument prepared by:

Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 21 1 02 0 000 009.001

Land situated in the County of Shelby in the State of AL

COMMENCE AT THE SE CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 660.00 FEET; THENCE 91 DEGREES 42 MINUTES LEFT RUN 113.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST DESCRIBED COURSE FOR 898.86 FEET TO THE EASTERLY RIGHT OF WAY OF SHELBY COUNTY HWY. 47; THENCE 102 DEGREES 31 MINUTES LEFT RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY FOR 316.95 FEET; THENCE 113 DEGREES 57 MINUTES 05 SECONDS LEFT RUN 229.69 FEET; THENCE 110 DEGREES 37 MINUTES 50 SECONDS RIGHT RUN 92.70 FEET; THENCE 32 DEGREES 02 MINUTES LEFT RUN 68.25 FEET; THENCE 53 DEGREES 32 MINUTES 20 SECONDS LEFT RUN 580.91 FEET; THENCE 78 DEGREES 03 MINUTES 17 SECONDS LEFT RUN NORTHERLY FOR 192.91 FEET TO THE POINT OF BEGINNING.
SITUATED IN SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: DEED INSTRUMENT NO. 1993-23597

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 2950 Chelsea Rd, Columbiana, AL 35051-3072

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Source of Title: Book , Page .

Real Estate Sales Validation Form

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

Grantor's Name AMANDA K. MCINERNEY
 Mailing Address F/K/A AMANDA K. ODGERS
2950 Chelsea Road
Columbiana, AL 35051-3072

Grantee's Name AMANDA K. MCINERNEY
 Mailing Address and MICHAEL MCINERNEY
2950 Chelsea Road
Columbiana, AL 35051-3072

Property Address 2950 Chelsea Road
Columbiana, AL 35051-3072

Date of Sale 7/10/2020

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 203,200.00 = 1/2 of the 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
 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 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 7/10/2020

Print Amanda K. McInerney Michael McInerney

Unattested

(verified by)

Sign Amanda K. McInerney Michael McInerney
 (Grantor/Grantee/Owner/Agent) circle one

Form RTM