

This instrument was prepared by:  
Ellis, Head, Owens, Justice & Arnold  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice To:  
Caroline Homes & Investments, LLC  
4385 Heritage View Road  
Birmingham, AL 35242

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Three Thousand and No/00 Dollars (\$53,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Issiac Dickens, married, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Caroline Homes & Investments, LLC (herein referred to as grantee, whether one or more)**, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

See attached Exhibit "A" for legal description.

Subject to 2021 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

This property constitutes no part of the homestead of the GRANTOR or GRANTOR'S spouse.

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

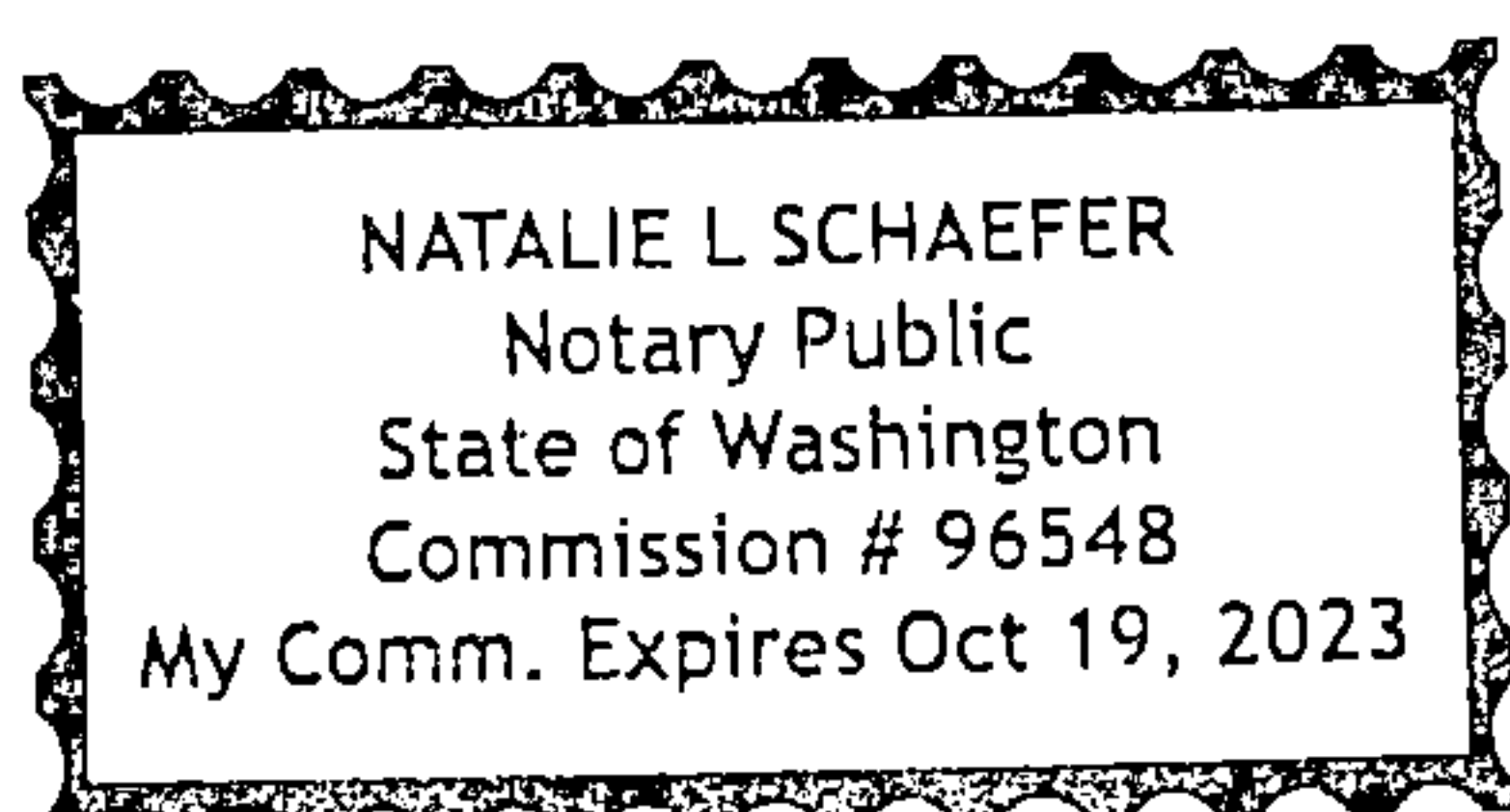
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3 day of Feb, 2021.

  
Issiac Dickens

STATE OF Washington  
COUNTY OF King

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Issiac Dickens, who 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 03 day of Feb., 2021.



  
Notary Public

My Commission Expires: 10/19/2023



20210226000097580 1/3 \$81.00  
Shelby Cnty Judge of Probate, AL  
02/26/2021 11:47:31 AM FILED/CERT

EXHIBIT "A"  
LEGAL DESCRIPTION

Beginning at a point 21 feet West of the SE corner of the SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 36, Township 21 South, Range 1 West, and run South 86 degrees 15 minutes West along the South line of said 40 acres 420 feet to the East side of the Columbiana and Shelby public road; thence North 23 degrees, 45 minutes West along the East side of said road 222 feet; thence North 86 degrees 15 minutes East 420 feet; thence South 23 degrees 45 minutes East 210 feet to the point of beginning. Situated in Shelby County, Alabama.

**LESS AND EXCEPT:**

Beginning at a point 21 feet West of the SE corner of the SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 36, Township 21 South, Range 1 West, and run South 86 degrees 15 minutes West along the South line of said 40 acres 105 feet; thence north 23 degrees 45 minutes west 222 feet; thence north 86 degrees 15 minutes east 105 feet; thence south 23 degrees 45 minutes east 210 feet, more or less to point of beginning, and containing 0.5 acres, more or less, and located in Shelby County, Alabama.



20210226000097580 2/3 \$81.00  
Shelby Cnty Judge of Probate, AL  
02/26/2021 11:47:31 AM 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 : Issiac Dickens  
Mailing Address 11665 SE 217<sup>th</sup> Place  
Kent, WA 98031

Grantee's Name: Caroline Homes & Investments, LLC  
Mailing Address: 4385 Heritage View Rd  
Birmingham, AL 35242

Property Address: 1315 Hwy 47  
Columbiana, AL

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 53,000.00  
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  
☒ Closing Statement  
☐ Appraisal  
☐ Other – Warranty Deed

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 2/3/21

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one


Print Issiac Dickens

☐ Unattested

(Verified by) \_\_\_\_\_

Form RT-1

Shelby County, AL 02/26/2021  
State of Alabama  
Deed Tax: \$53.00

  
20210226000097580 3/3 \$81.00  
Shelby Cnty Judge of Probate, AL  
02/26/2021 11:47:31 AM FILED/CERT