

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

Send Tax Notice to:  
City of Helena  
P. O. Box 262  
Helena, AL 35080



20210301000102540 1/7 \$41.00  
Shelby Cnty Judge of Probate, AL  
03/01/2021 03:06:24 PM FILED/CERT

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

That as a donation by **GRANTOR to GRANTEE**, the undersigned **Haney Family Trust** established by the Last Will and Testament of E. Donald Haney, Deceased (**herein referred to as grantor, whether one or more**), does grant, give and convey unto, **City of Helena, Alabama (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

**TO HAVE AND TO HOLD** to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators with the said **Grantee**, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that, I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said **Grantee**, its successors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18<sup>th</sup> day of February, 2021.

**HANEY FAMILY TRUST**

Jeanne Louise Haney  
Jeanne Louise Haney, Trustee

Steven E. Haney  
Steven E. Haney, Trustee

Cris H. Nelson  
Cris H. Nelson, Trustee

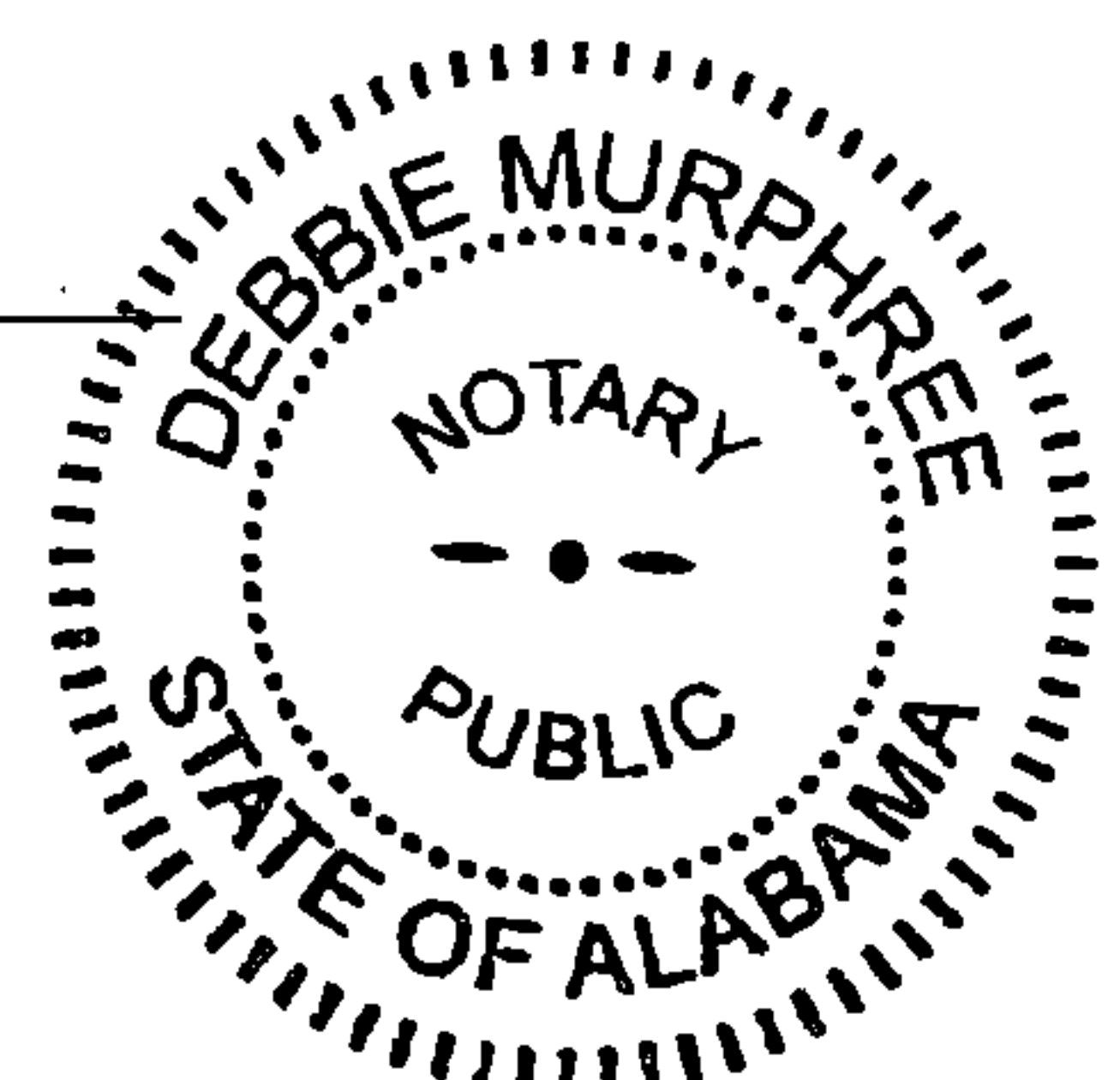
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeanne Louise Haney, who as Trustee of the Haney Family Trust, 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<sup>th</sup> day of February, 2021.

My Commission Expires: 6/20/2022

Debbie Murphree  
Notary Public



(Additional Notary Acknowledgments Attached)

STATE OF ALABAMA  
SHELBY COUNTY

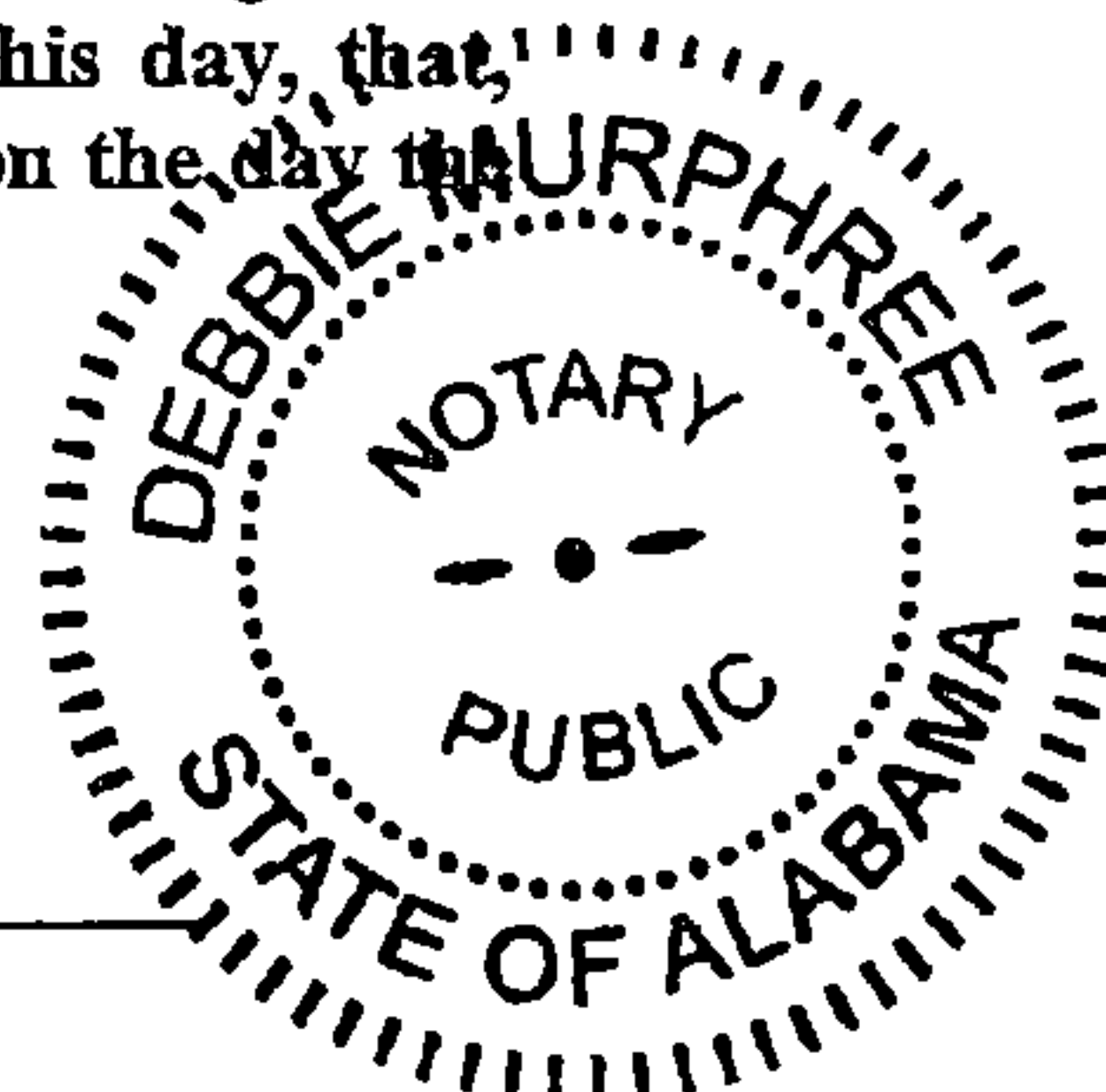
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Steven E. Haney, who as Trustee of the Haney Family Trust, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of February, 2021.



Notary Public

My Commission Expires: 6/20/2022



STATE OF ALABAMA  
SHELBY COUNTY

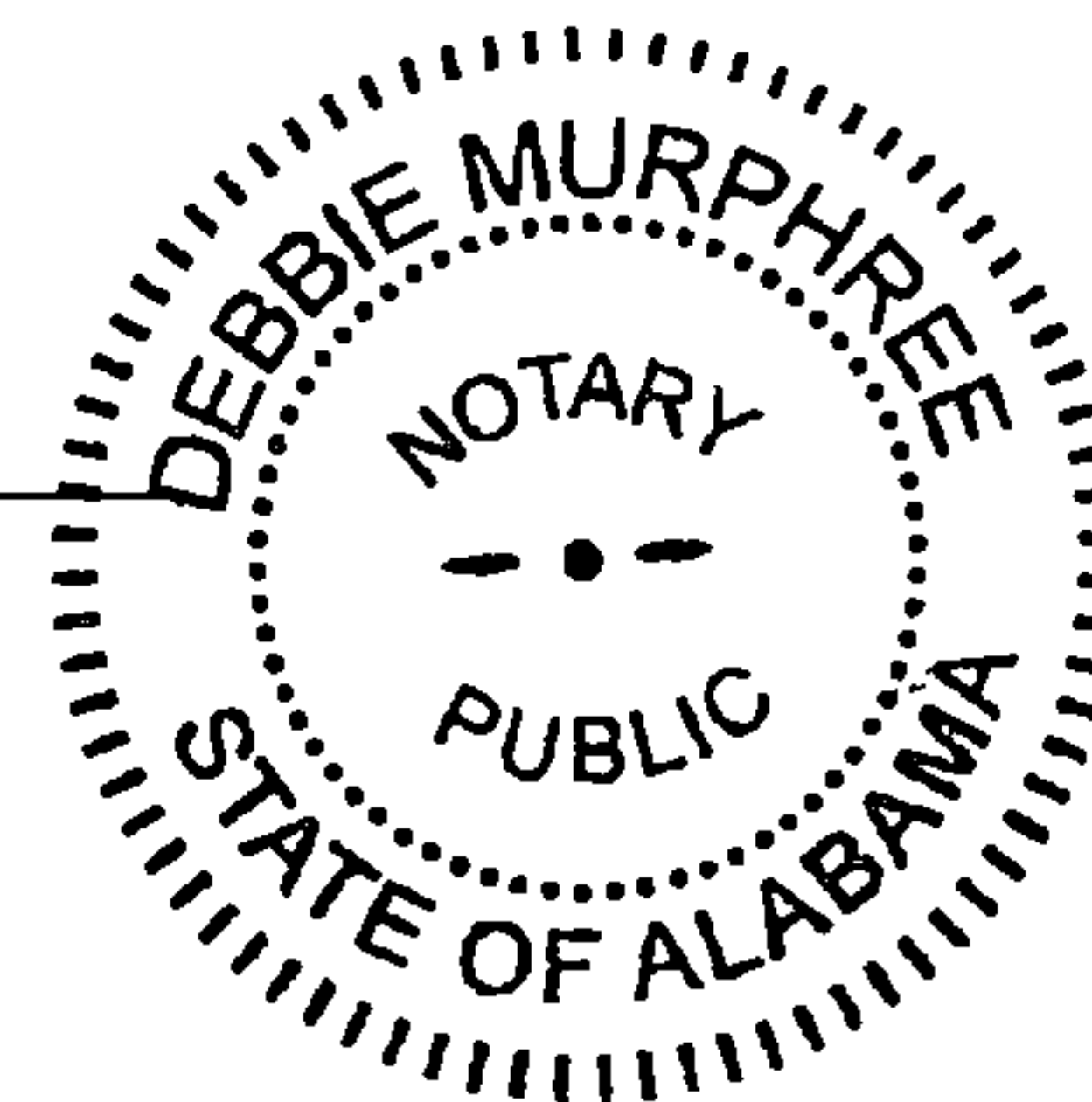
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cris H. Nelson, who as Trustee of the Haney Family Trust, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of February, 2021.



Notary Public

My Commission Expires: 6/20/2022



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Certain real property described as commence at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Helena, Shelby County, Alabama and run thence easterly along the North line of said quarter-quarter section a distance of 415.66 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 602.00 feet to a steel pin corner; thence turn 89 degrees 47 minutes 58 seconds right and run southerly a distance of 265.15 feet to a steel pin corner on the North right of way line of the CSX Railroad Right of Way; thence turn 75 degrees 11 minutes 17 seconds right and run West-southwesterly along said railroad right of way a distance of 149.98 feet to a steel pin corner; thence turn 104 degrees 48 minutes 43 seconds right and run northerly a distance of 94.00 feet to a steel pin corner; thence turn 89 degrees 47 minutes 58 seconds left and run westerly a distance of 457.00 feet to a steel pin corner; thence turn 89 degrees 47 minutes 58 seconds right and run northerly a distance of 210.00 feet to a point of beginning.

Begin at the Northeast corner of said quarter-quarter section; thence run in a southeasterly direction along the East line of said quarter-quarter section, on a bearing of South 00 degrees 08 minutes 55 seconds East, a distance of 198.70 feet to a point on a curve, said point also being on the northwesterly right of way of CSX Railroad; thence run to the right, along said right of way, and along the arc of said curve, having a radius of 3027.09 feet, a central angle of 02 degrees 57 minutes 37 seconds, a chord length of 156.38 feet, a chord bearing of South 80 degrees 26 minutes 27 seconds West, an arc distance of 156.39 feet to a point; thence, leaving said right of way, run to the right, on a bearing of North 00 degrees 27 minutes 01 second East, a distance of 228.88 feet to a point on the North line of said quarter-quarter section; thence run to the right, along said North line, on a bearing of South 88 degrees 24 minutes 55 seconds East, a distance of 151.95 feet to the Point of Beginning.



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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 Haney Family Trust  
Mailing Address 1021 Highway 95  
Helena, AL 35080

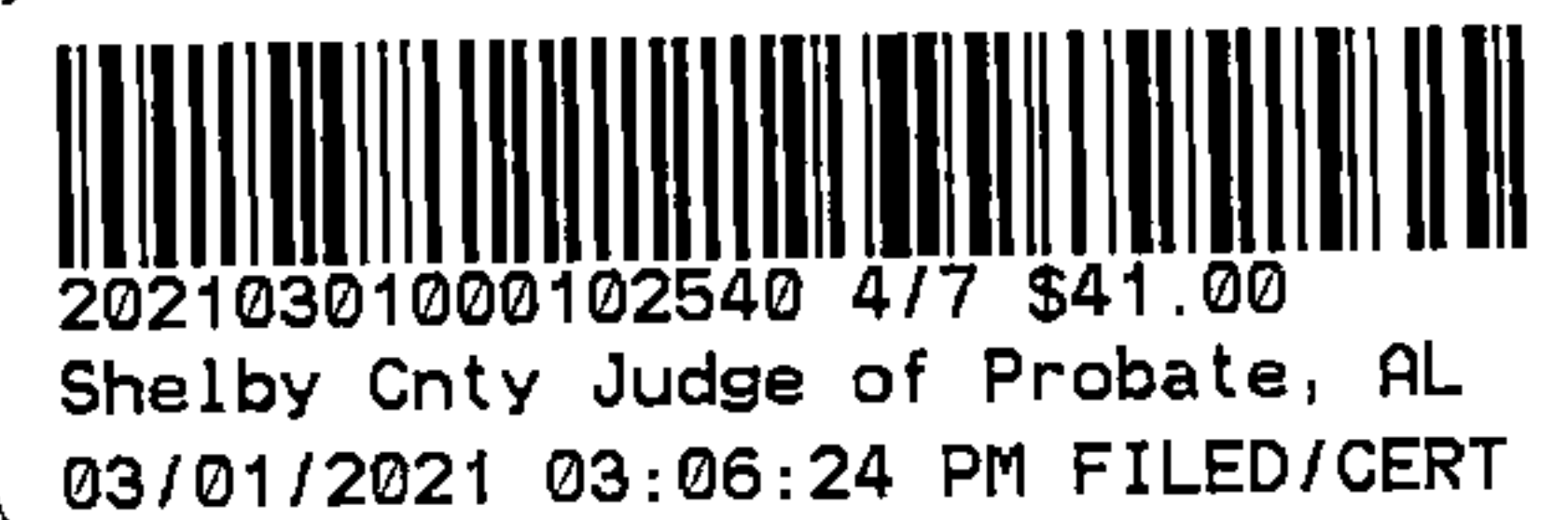
Grantee's Name City of Helena  
Mailing Address Post Office Box 262  
Helena, AL 35080

Property Address Helena, AL  
Shelby County, AL  
Parcel 13 5 15 2 001 018.000

Date of Sale February 18, 2021  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$16,750.00

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)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☒ Other Warranty Deed  
☐ Closing Statement



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 2/18/2021

Print Cris H. Nelson

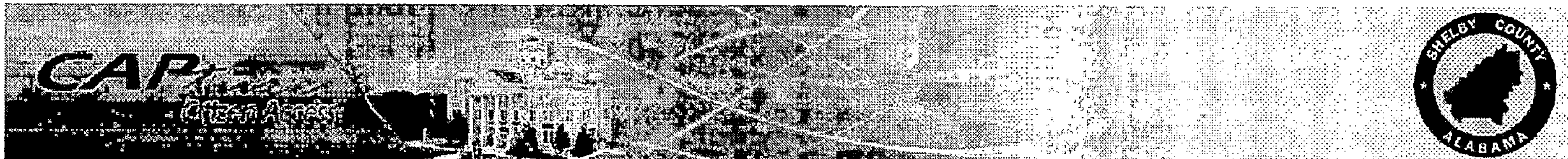
☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one





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SHELBY COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

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BOE

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- Search
- Pay Tax
- Assessment
- Forms

**PARCEL #:** 13 5 15 2 001 018,000  
**OWNER:** HANEY FAMILY TRUST  
**ADDRESS:** PO BOX 506 HELENA AL 35080  
**LOCATION:** AL

Baths: **0.0** H/C Sqft: **0**  
 Bed Rooms: **0** Land Sch: **ST/F\***  
 Land: **16,750** Imp: **0** Total: **16,750**  
 Acres: **0.749** Sales Info: **\$0**

&lt;&lt; Prev Next &gt;&gt; [ 1 / 1 Records ] Processing...

Tax Year : 2020 ▼

SUMMARY

LAND

BUILDINGS

SALES

PHOTOGRAPHS

MAPS

## SUMMARY

## ASSESSMENT

PROPERTY CLASS: 2 OVER 65 CODE:  
 EXEMPT CODE: 00 DISABILITY CODE:  
 MUN CODE: 06 HELENA HS YEAR: 0  
 SCHOOL DIST: 2 EXM OVERRIDE AMT: \$0.00  
 OVR ASD VALUE: \$0.00

CLASS USE:  
 FOREST ACRES: 0 TAX SALE:  
 PREV YEAR VALUE: \$16,750.00 BOE VALUE: 0

## VALUE

LAND VALUE 10% \$0  
 LAND VALUE 20% \$16,750  
 CURRENT USE VALUE [DEACTIVATED] \$0

TOTAL MARKET VALUE: \$16,750

## QUICK LINKS

- PTC Info
- Assessment
- Collection
- Property Deeds
- Millage Rate
- Contact Us
- County Site
- Get Adobe Reader
- \*\* News \*\*
- Tax Lien Info

## TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	2	6	\$3,360	\$21.84	\$0	\$0.00	\$21.84
COUNTY	2	6	\$3,360	\$25.20	\$0	\$0.00	\$25.20
SCHOOL	2	6	\$3,360	\$53.76	\$0	\$0.00	\$53.76
DIST SCHOOL	2	6	\$3,360	\$47.04	\$0	\$0.00	\$47.04
CITY	2	6	\$3,360	\$16.80	\$0	\$0.00	\$16.80
FOREST	2	6	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$3,360.00

\$164.64

GRAND TOTAL: \$164.64

## DEEDS

## INSTRUMENT NUMBER

## DATE

20080114000019490

1/10/2008

20070329000141120

9/18/2006

20050119000029570

1/13/2005

## PAYMENT INFO

PAY DATE	TAX YEAR	PAID BY	AMOUNT
12/16/2020	2020	HANEY FAMILY TRUST	\$164.64
10/7/2019	2019	HANEY FAMILY TRUST	\$164.64
10/9/2018	2018	HANEY FAMILY TRUST	\$164.64
10/11/2017	2017	HANEY FAMILY TRUST	\$164.64
10/12/2016	2016	HANEY FAMILY TRUST	\$164.64
10/13/2015	2015	HANEY FAMILY TRUST	\$33.32
10/6/2014	2014	HANEY FAMILY TRUST	\$33.32
10/7/2013	2013	HANEY FAMILY TRUST	\$33.32
10/1/2012	2012	HANEY FAMILY TRUST	\$33.32
10/13/2011	2011	HANEY FAMILY TRUST	\$33.32

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DON ARMSTRONG

Property Tax  
Commissioner

SHELBY COUNTY

102 Depot Street

Columbiana, AL 35051

(205) 670-6900



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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 Haney Family Trust  
Mailing Address 1021 Highway 95  
Helena, AL 35080

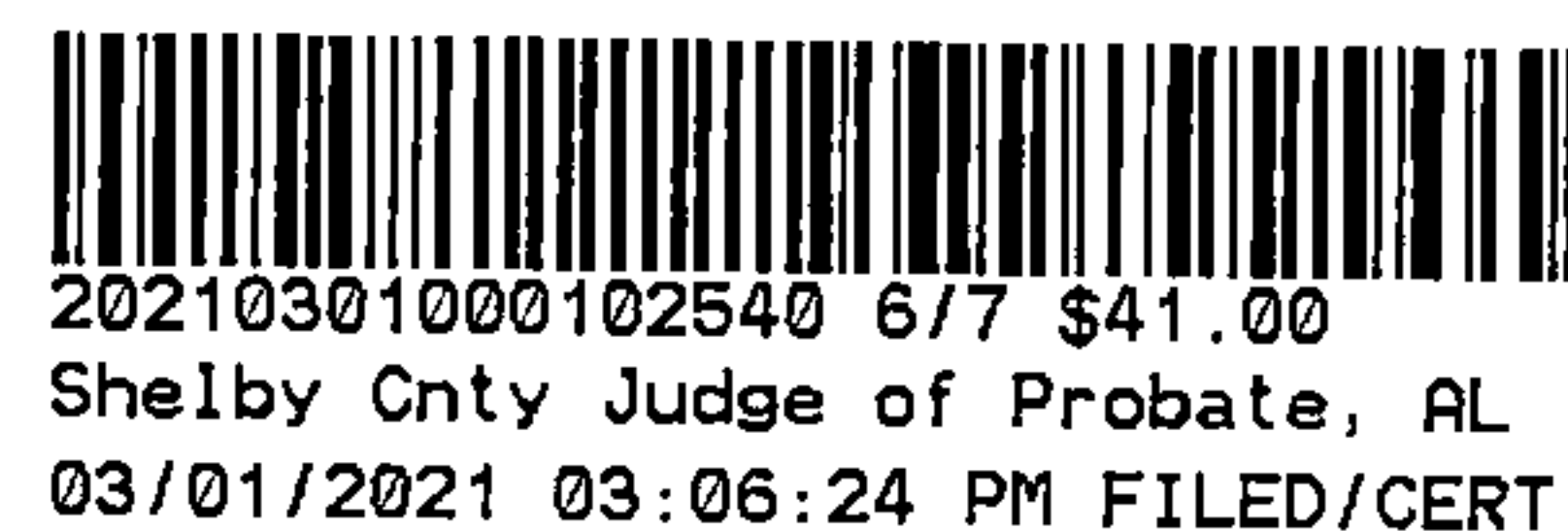
Grantee's Name City of Helena  
Mailing Address Post Office Box 262  
Helena, AL 35080

Property Address Helena, AL  
Shelby County, AL  
Parcel 13 5 15 2 001 020.000

Date of Sale February 18, 2021  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$33,730.00

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)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☒ Other Warranty Deed  
☐ Closing Statement



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 2/18/2021

Print Cris H. Nelson

☐ Unattested

(verified by)

Sign

Cris H. Nelson

(Grantor/Grantee/Owner/Agent) circle one





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**SHELBY COUNTY, ALABAMA. CITIZEN ACCESS PORTAL**

WELCOME

PROPERTY TAX

BOE

PERSONAL PROPERTY

REDEMPTION

DELINQUENT

- Search
- Pay Tax
- Assessment
- Forms

**PARCEL #:** 13 5 15 2 001 020.000  
**OWNER:** HANEY FAMILY TRUST  
**ADDRESS:** PO BOX 506 HELENA AL 35080  
**LOCATION:** AL

Baths: **0.0** H/C Sqft: **0**  
 Bed Rooms: **0** Land Sch: **ST/F\***  
 Land: **33,730** Imp: **0** Total: **33,730**  
 Acres: **3.130** Sales Info: **\$0**

&lt;&lt; Prev Next &gt;&gt; [ 1 / 1 Records ] Processing...

Tax Year : 2020 ▼

SUMMARY

LAND

BUILDINGS

SALES

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MAPS

**SUMMARY****ASSESSMENT**

PROPERTY CLASS: 2 OVER 65 CODE:  
 EXEMPT CODE: 00 DISABILITY CODE:  
 MUN CODE: 06 HELENA HS YEAR: 0  
 SCHOOL DIST: 2 EXM OVERRIDE AMT: \$0.00  
 OVR ASD VALUE: \$0.00

CLASS USE:  
 FOREST ACRES: 0 TAX SALE:  
 PREV YEAR VALUE: \$33,720.00 BOE VALUE: 0

**VALUE**

LAND VALUE 10% \$0  
 LAND VALUE 20% \$33,730  
 CURRENT USE VALUE [DEACTIVATED] \$0

TOTAL MARKET VALUE: \$33,730

**QUICK LINKS**

- PTC Info
- Assessment
- Collection
- Property Deeds
- Millage Rate
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- \*\* News \*\*
- Tax Lien Info

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**DON ARMSTRONG**

Property Tax  
Commissioner

SHELBY COUNTY

102 Depot Street

Columbiana, AL 35051

(205) 670-6900

**TAX INFO**

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	2	6	\$6,760	\$43.94	\$0	\$0.00	\$43.94
COUNTY	2	6	\$6,760	\$50.70	\$0	\$0.00	\$50.70
SCHOOL	2	6	\$6,760	\$108.16	\$0	\$0.00	\$108.16
DIST SCHOOL	2	6	\$6,760	\$94.64	\$0	\$0.00	\$94.64
CITY	2	6	\$6,760	\$33.80	\$0	\$0.00	\$33.80
FOREST	2	6	\$0	\$0.00	\$0	\$0.00	\$0.00

**ASSD. VALUE: \$6,760.00****\$331.24****GRAND TOTAL: \$331.24****DEEDS**

INSTRUMENT NUMBER	DATE
<u>20080114000019480</u>	1/10/2008
<u>20080114000019460</u>	1/10/2008
<u>19980004992700000</u>	12/9/1998
<u>19970813000257081</u>	7/28/1997

**PAYMENT INFO**

PAY DATE	TAX YEAR	PAID BY	AMOUNT
12/16/2020	2020	HANEY FAMILY TRUST	\$331.24
10/7/2019	2019	HANEY FAMILY TRUST	\$331.24
10/9/2018	2018	HANEY FAMILY TRUST	\$331.24
10/11/2017	2017	HANEY FAMILY TRUST	\$331.24
10/12/2016	2016	HANEY FAMILY TRUST	\$331.24
10/13/2015	2015	HANEY FAMILY TRUST	\$138.18
10/6/2014	2014	HANEY FAMILY TRUST	\$138.18
10/7/2013	2013	HANEY FAMILY TRUST	\$138.18
10/1/2012	2012	HANEY FAMILY TRUST	\$138.18
10/12/2011	2011	HANEY FAMILY TRUST	\$138.18

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