

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-21-27041

Send Tax Notice To: Channon Edwards

AL 1247 Katherine St  
Leeds AL 35094

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Five Thousand Dollars and No Cents (\$55,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Walter Jerry Raley, Sr. and Marie Lowman Raley, Husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Channon Edwards**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of March, 2021.

Walter Jerry Raley, Sr.  
Walter Jerry Raley, Sr.

Marie Lowman Raley  
Marie Lowman Raley

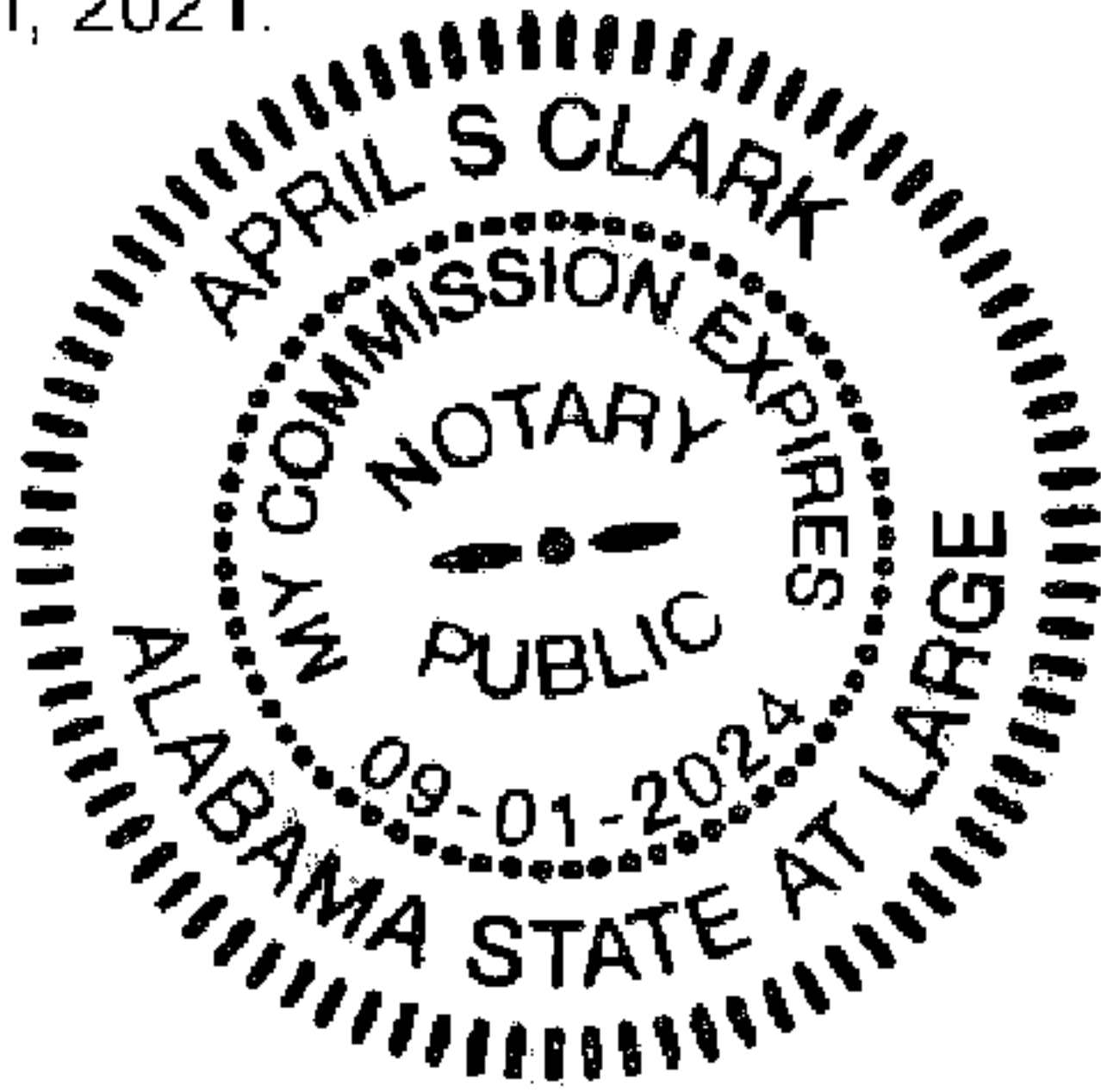
State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Walter Jerry Raley, Sr. and Marie Lowman Raley, 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 the 15th day of March, 2021.

April Clark  
Notary Public, State of Alabama  
9-1-2021  
My Commission Expires: \_\_\_\_\_



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

**PARCEL I:**

That certain lot situated in the Town of Vincent, Alabama, and descried as follows: Beginning at the Southeast corner of what was formerly known as the M. V. Phillips lot (now known as the J. R. Montgomery lot) and run thence in a westerly direction and parallel with said M. V. Phillips line for a distance of 210 feet; run thence in a southerly direction 105 feet; run thence in an easterly direction and parallel with the North line of aforesaid, a distance of 210 feet to the West right of way line of the Coosa Valley Public road, a distance of 35 yards to the point of beginning, and being a part of the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, being the same lot as deeded by I. C. Shrader to Della Bates on the 6th day of February, 1912, also the same lot deeded by Della Bates to Mrs. M. W. Elliott dated April 25, 1913, and recorded in Deed Book 53, Page 258 in the Probate Office; also being the same lot described in second paragraph of the Last Will and Testament of M.W. Elliott, as shown in Will Book 4, Pages 11 and 12 in the Probate Office; being situated in Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to Robert and Barbara D. Rounds, in Deed Book 282. Page 569, in said Probate Office.

## Real Estate Sales Validation Form

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

Grantor's Name	Walter Jerry Raley, Sr. Marie Lowman Raley	Grantee's Name	Channon Edwards - <u>247 Katherine St</u>
Mailing Address	<u>42405 Hwy 25</u> <u>Vincent AL 35178</u>	Mailing Address	<u>Leeds AL 35090</u>
Property Address	<u>42375 Highway 25 .</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>March 15, 2021</u>
		Total Purchase Price	<u>\$55,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>    </u> Bill of Sale	<u>    </u> Appraisal
<u>xx</u> Sales Contract	<u>    </u> Other
<u>    </u> 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 of 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 March 10, 2021

Print Walter Jerry Raley, Sr.

     Unattested

Sign Walter Jerry Raley, Sr.  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/15/2021 03:25:06 PM  
\$83.00 CHERRY  
20210315000128660

*Allen S. Bayl*

**Form RT-1**