

This Instrument was Prepared by:

Send Tax Notice To: Shelia Shaw Grayson

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

15180 Hwy 42  
Shelby, AL 35143

File No.: MV-20-26626

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Five Thousand Dollars and No Cents (\$145,000.00)**, 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, **Justin R. Connell and Brooke Connell**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shelia Shaw Grayson**, (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

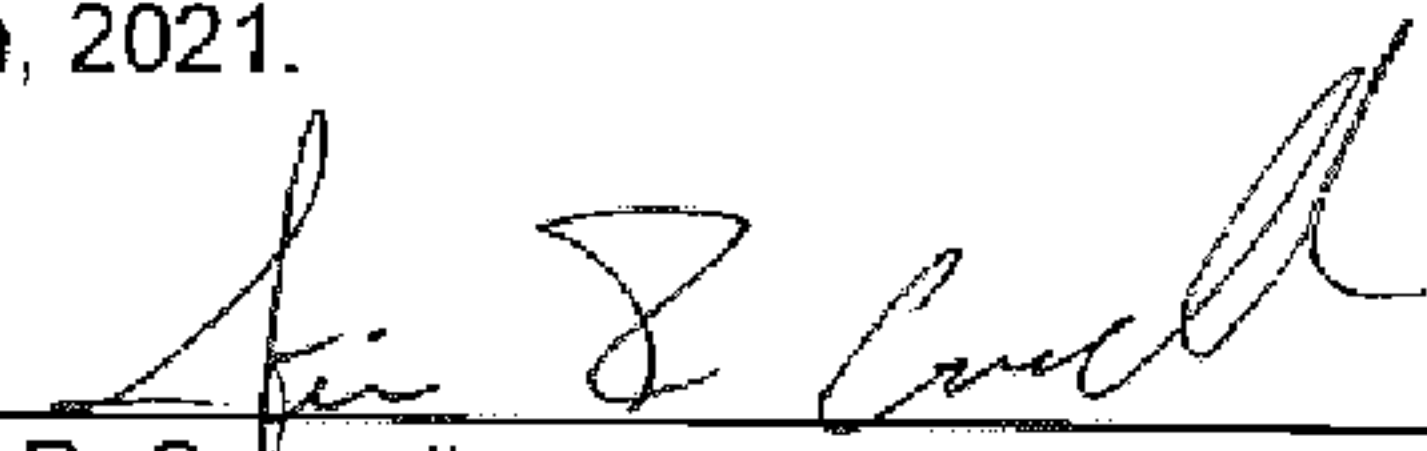
**Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

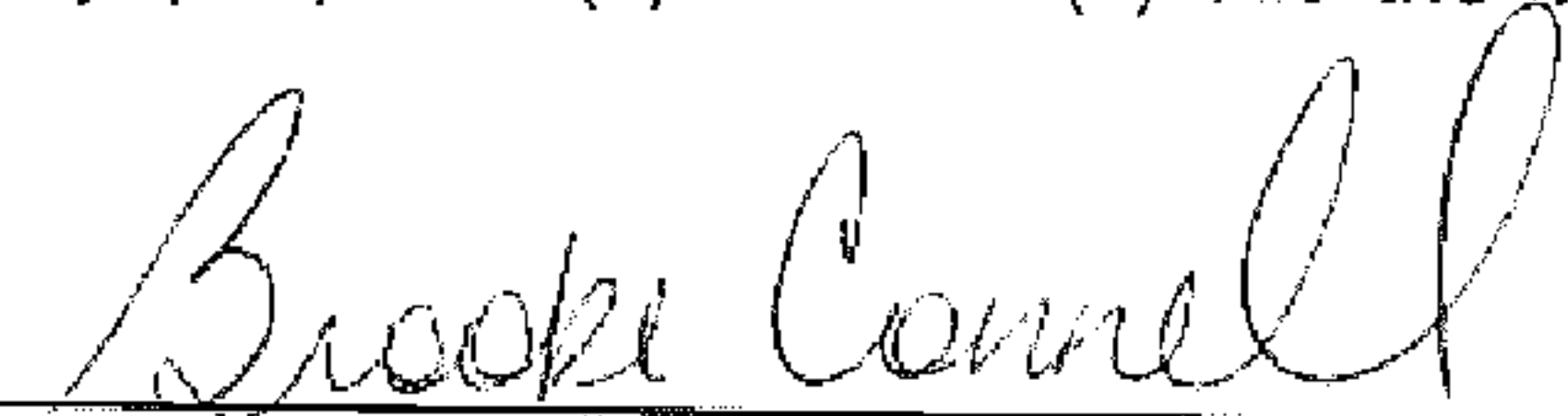
**\$146,464.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 19th day of March, 2021.

  
Justin R. Connell

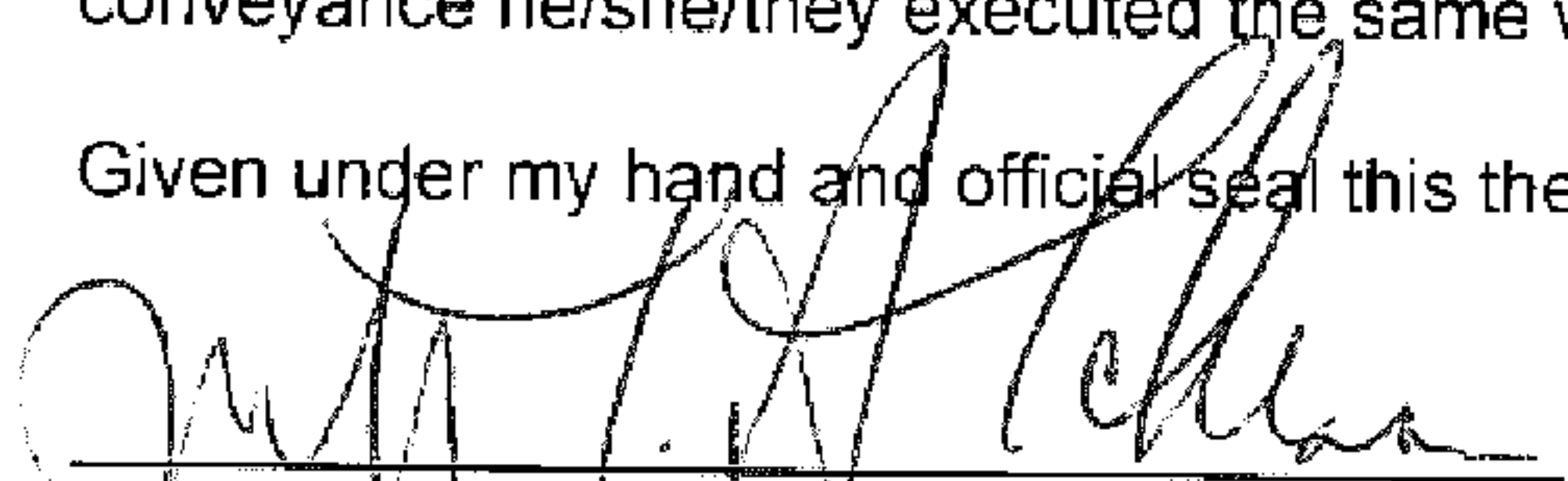
  
Brooke Connell

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Justin R. Connell and Brooke Connell, 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 19th day of March, 2021.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 01, 2024



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

A parcel of land located in the SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:  
Commence at the SE corner of the above mentioned 1/4-1/4; thence North 00 degrees 00 minutes 00 seconds East, a distance of 1293.55 feet to a point, said point lying on the Southerly right of way line of County Highway #42 (80 foot right of way), said point also being the beginning of a non-tangent curve to the left having a radius of 5689.58 feet, a central angle of 00 degrees 48 minutes 27 seconds and subtended by a chord which bears North 86 degrees 11 minutes 18 seconds West and a chord distance of 80.18 feet; thence along the arc of said curve and said right of way line a distance of 80.18 feet to the point of beginning, said point also being the beginning of a non-tangent curve to the left having a radius of 5689.58 feet, a central angle of 01 degrees 37 minutes 16 seconds and subtended by a chord which bears North 87 degrees 24 minutes 29 seconds West and a chord bearing of 160.98 feet; thence along the arc of said right of way line a distance of 160.98 feet; thence North 88 degrees 11 minutes 06 seconds West and along said right of way line a distance of 297.29 feet; thence South 08 degrees 06 minutes 46 minutes East and leaving said right of way line a distance of 235.66 feet; thence North 83 degrees 06 minutes 36 seconds East a distance of 427.79 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 165.28 feet to the point of beginning.  
Being situated in Shelby County, Alabama.

24-month chain of title: Instrument #20111201000363500, being a Warranty Deed, Joint Tenants with Right of Survivorship, dated November 22, 2011, to Justin R. Connell and Brooke Connell

**Real Estate Sales Validation Form**

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

Grantor's Name	Justin R. Connell Brooke Connell	Grantee's Name	Shelia Shaw Grayson
Mailing Address	15180 Hwy 42 Shelby, AL 35143	Mailing Address	15180 Hwy 42 Shelby AL 35143
Property Address	15180 Highway 42 Shelby, AL 35143	Date of Sale	March 19, 2021
		Total Purchase Price	\$145,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 18, 2021

Print Justin R. Connell

Unattested  
(verified by)

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/22/2021 03:08:57 PM  
\$29.00 CHARITY  
20210322000143940

Form RT-1

*Alvin S. Boyd*