

This Instrument was Prepared by:

Send Tax Notice To: Alan Cole Moncrief

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

2949 Pearson Chapel Rd
Alexander City AL 35010

File No.: S-21-27063

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, 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, **Jarred L. Stamps, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Alan Cole Moncrief**, (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.

Property constitutes no part of the homestead of the Grantor herein or his spouse

\$55,250.00 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 23rd day of March, 2021.

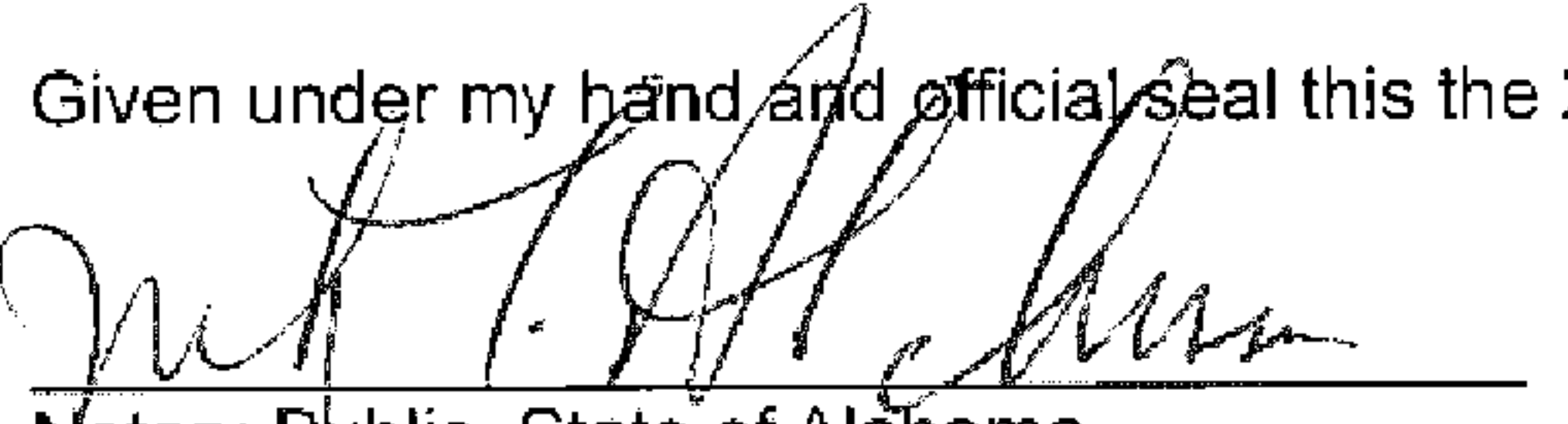

Jarred L. Stamps

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 Jarred L. Stamps, 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 23rd day of March, 2021.


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

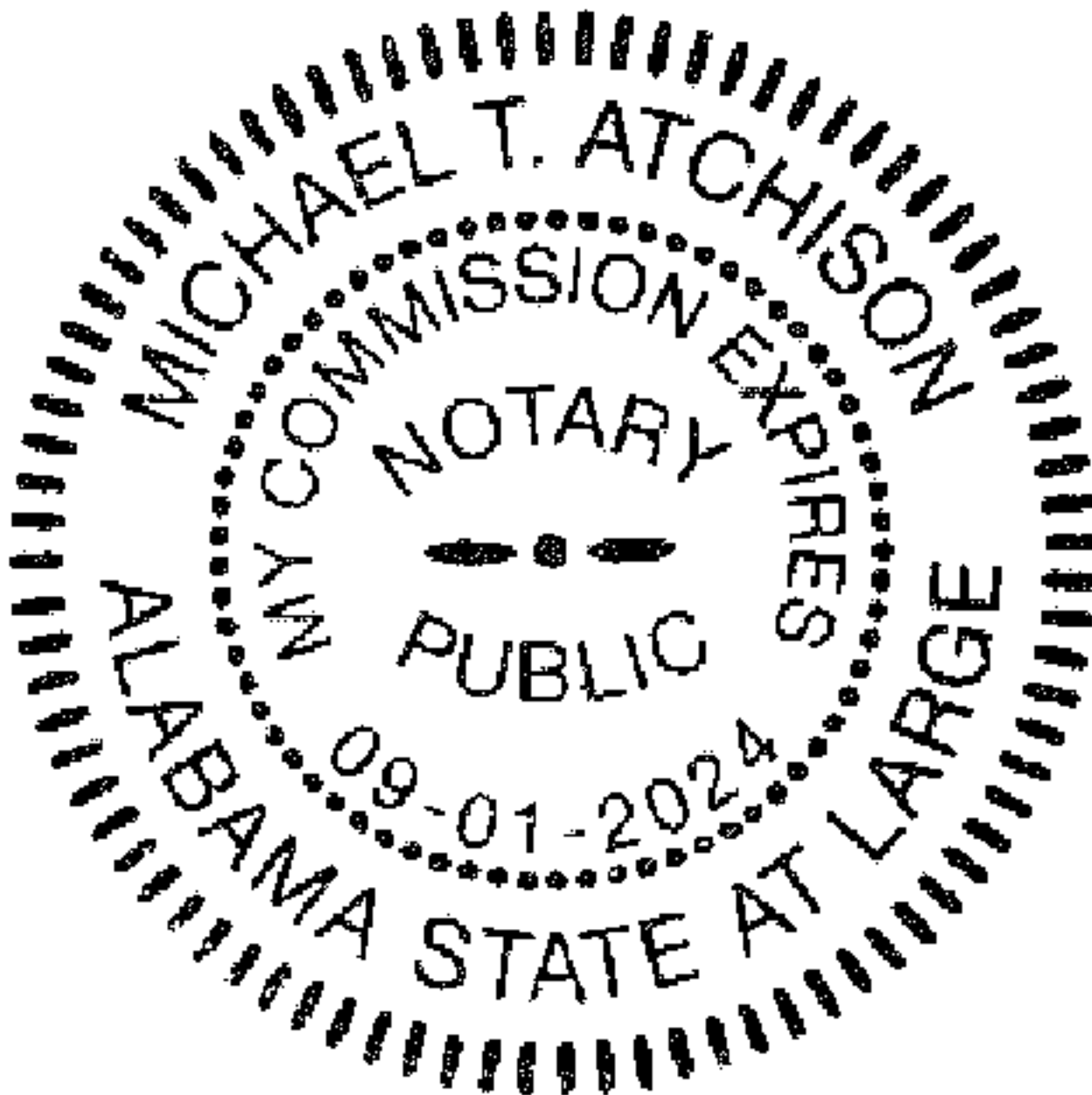


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described:

Commence at the NE corner of the above said 1/-4-1/4; thence South 90 degrees 00 minutes 00 seconds a distance of 510.21 feet to the point of beginning; thence South 00 degrees 20 minutes 19 seconds East, a distance of 210.07 feet; thence North 89 degrees 52 minutes 47 seconds East, a distance of 210.12 feet; thence South 00 degrees 12 minutes 27 seconds East, a distance of 90.12 feet; thence South 89 degrees 35 minutes 59 seconds West, a distance of 418.98 feet; thence South 00 degrees 11 minutes 41 seconds East, a distance of 222.30 feet; thence South 89 degrees 33 minutes 12 seconds West, a distance of 321.70 feet; thence North 00 degrees 36 minutes 19 seconds West, a distance of 227.17 feet; thence North 00 degrees 42 minutes 40 seconds West, a distance of 300.23 feet; thence North 89 degrees 59 minutes 18 seconds, a distance of 534.34 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Jarred L. Stamps	Grantee's Name	Alan Cole Moncrief
Mailing Address	<u>2287 Hwy 336</u> <u>Chelsea, AL 35043</u>	Mailing Address	<u>2949 Pearson Chapel Rd</u> <u>Alexander City, AL 35010</u>
Property Address	<u>2264 Hwy 336</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>March 23, 2021</u>
		Total Purchase Price	<u>\$65,000.00</u>
		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 23, 2021

Print Jarred L. Stamps

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2021 03:30:21 PM
\$93.00 CHERRY
20210324000149040

Allen S. Bayl

Form RT-1