

20210326000152140
03/26/2021 10:44:10 AM
DEEDS 1/3

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jimmy Wright
37 Summerhill Drive
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVEN THOUSAND DOLLARS AND ZERO CENTS (\$7,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Shelina Katherine Reeves, a married woman and Christina Goetz, a married woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Jimmy Wright** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein or their spouses.

Shelina Katherine Thompson and Shelina Katherine Reeves are one and the same person.
Christina Thompson and Christina Goetz are one and the same person.

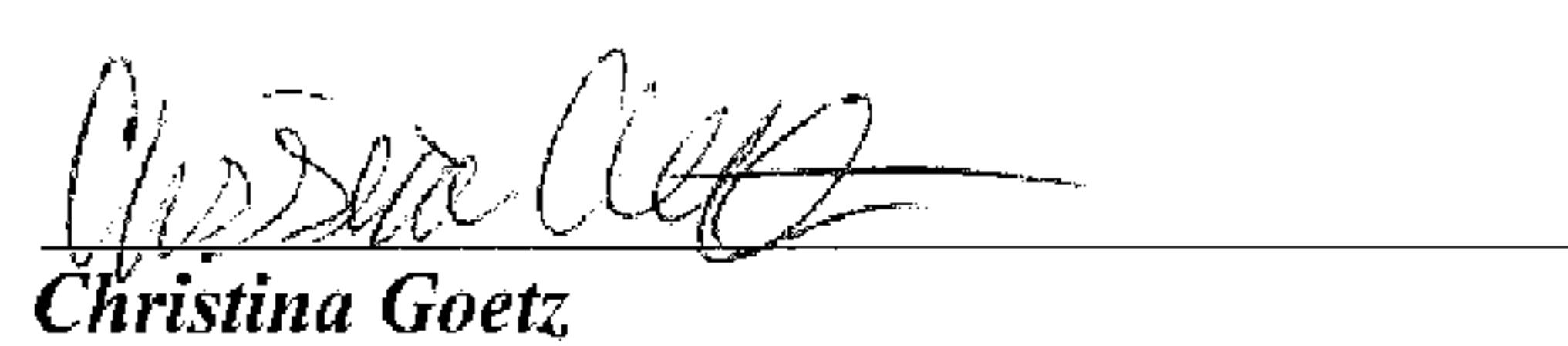
This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

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 26th day of March, 2021.

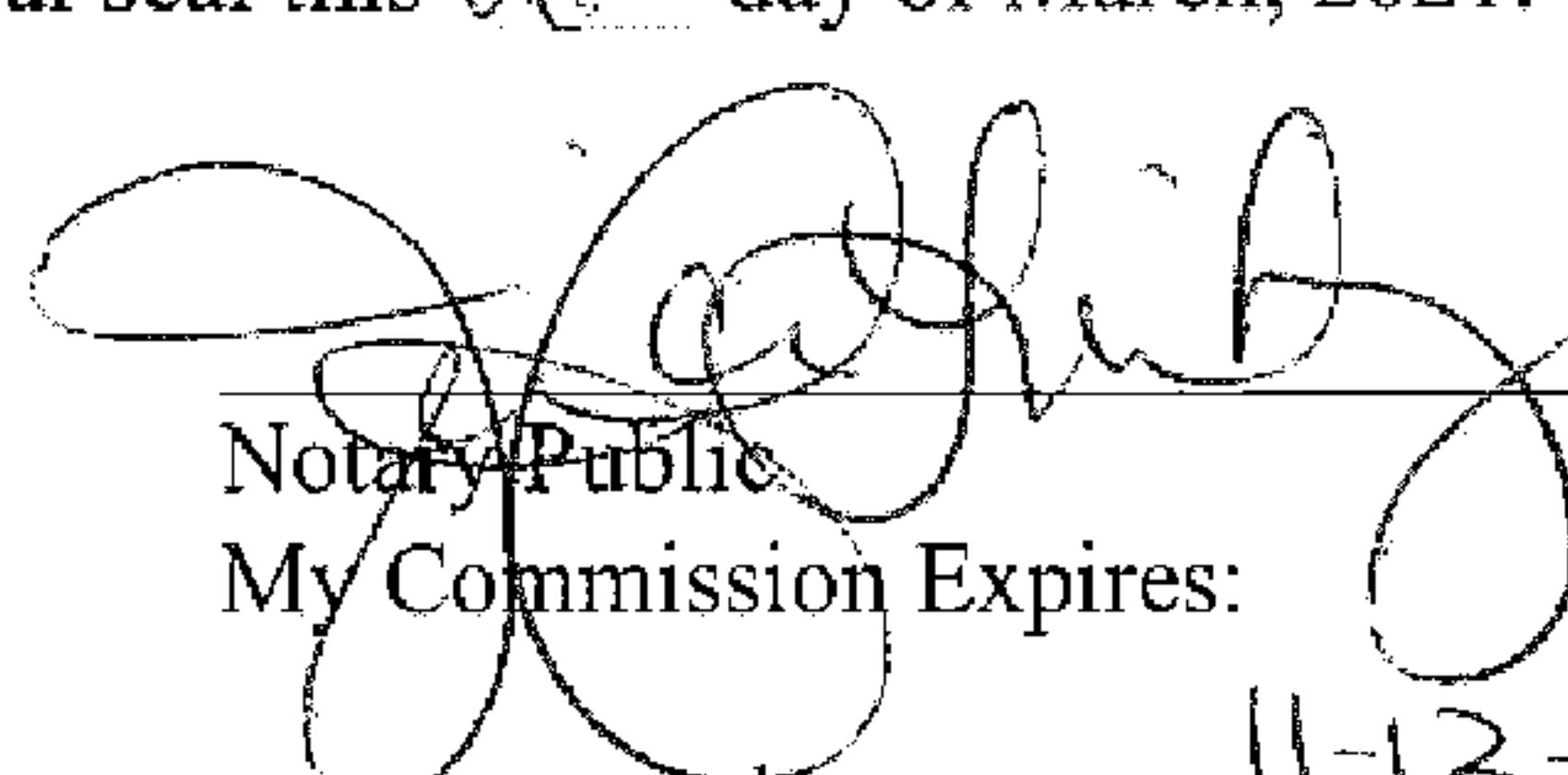

Shelina Katherine Reeves


Christina Goetz

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Shelina Katherine Reeves and Christina Goetz**, 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 26th day of March, 2021.


Notary Public
My Commission Expires:
11-13-2023

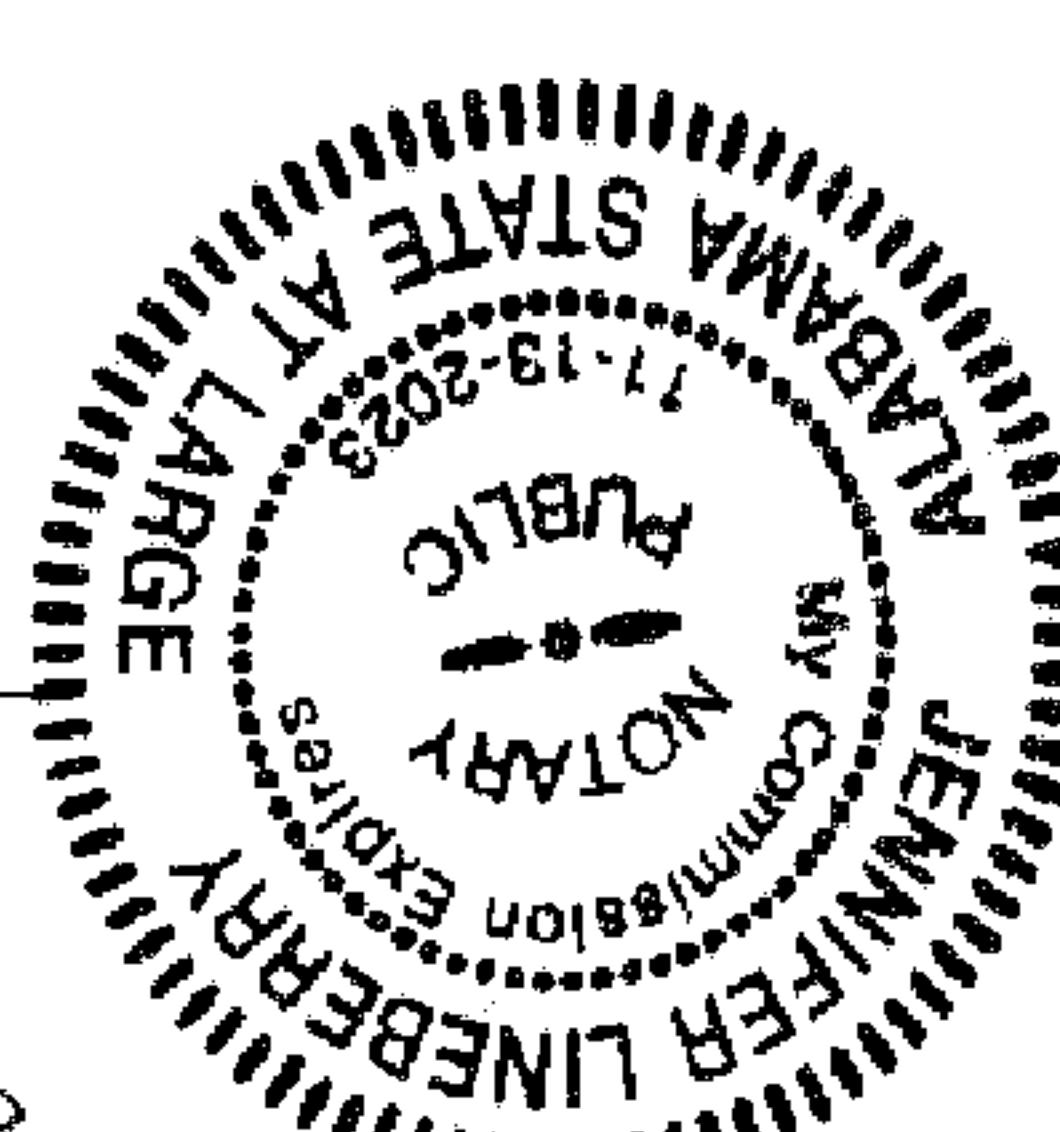


Exhibit A- Legal Description

Commence at the SW corner of the NW ¼ of the SE ¼ of Section 22, Township 21 South, Range 1 East, thence run Easterly along the south line thereof for 83.74 feet; thence 90 degrees 51 minutes 26 seconds left run Northerly 110.86 feet to the Point of Beginning; thence continue last described course for 110.86 feet; thence 88 degrees 53 minutes left run Westerly 940.14 feet; thence 91 degrees 06 minutes 32 seconds left run Southerly 110.87 feet; thence 88 degrees 53 minutes 30 seconds left run Easterly 940.15 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	<u>Shelina Reaves</u>	Grantee's Name	<u>Jimmy Wright</u>
Mailing Address	<u>Christina Goltz</u>	Mailing Address	<u>37 Summerhill Dr.</u>
	<u>1321 Milling Way</u>		<u>Chamblee, GA 30351</u>
	<u>Spaugh, AL 35550</u>		<u>30051</u>
Property Address	<u>177 Yellow Jacket Ln</u>	Date of Sale	
	<u>Wilsonville AL</u>	Total Purchase Price \$	<u>7000.00</u>
	<u>35184</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 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 3/26/21

Print Mike T. Atchison

Unattested

Sign Mike T. Atchison

Filed and Recorded
Official Public Records
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Judge of Probate, Shelby County Alabama, County

Clerk

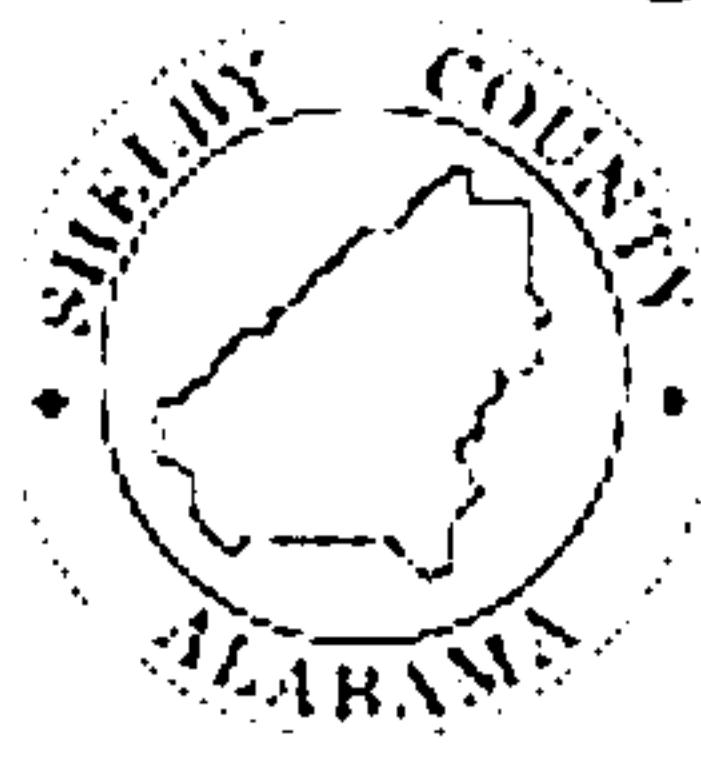
Shelby County, AL

03/26/2021 10:44:10 AM

\$37.00 CATHY

20210326000152140

Form RT-1



Allie S. Boyd