

This Instrument was Prepared by:

Send Tax Notice To: Nancy Carraway

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

270 Spreeman St
Wiltsville, AL 35186

File No.: S-21-27087

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, 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, **Scott Darty and Emma Darty, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Nancy Carraway**, (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.

Emma Smith and Emma Darty are one and the same person.

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

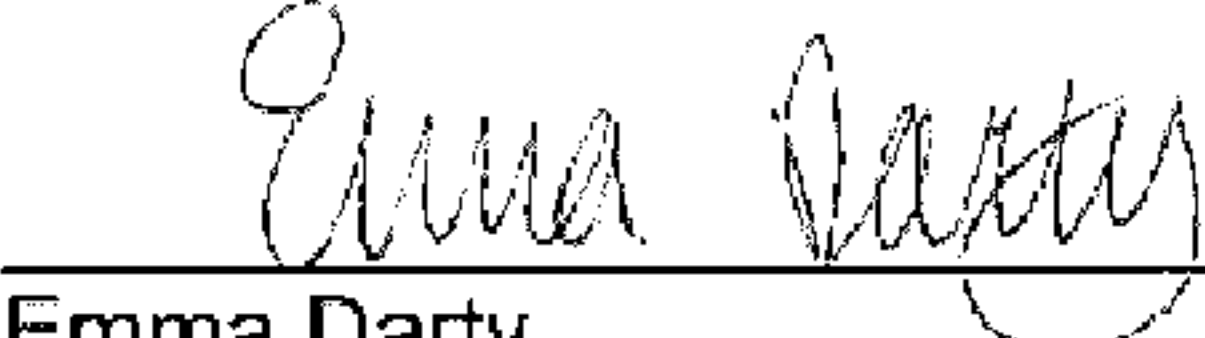
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 26th day of March, 2021.



Scott Darty



Emma Darty

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Scott Darty and Emma Darty, 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 26th day of March, 2021.



Notary Public, State of Alabama

My Commission Expires: 9-1-24

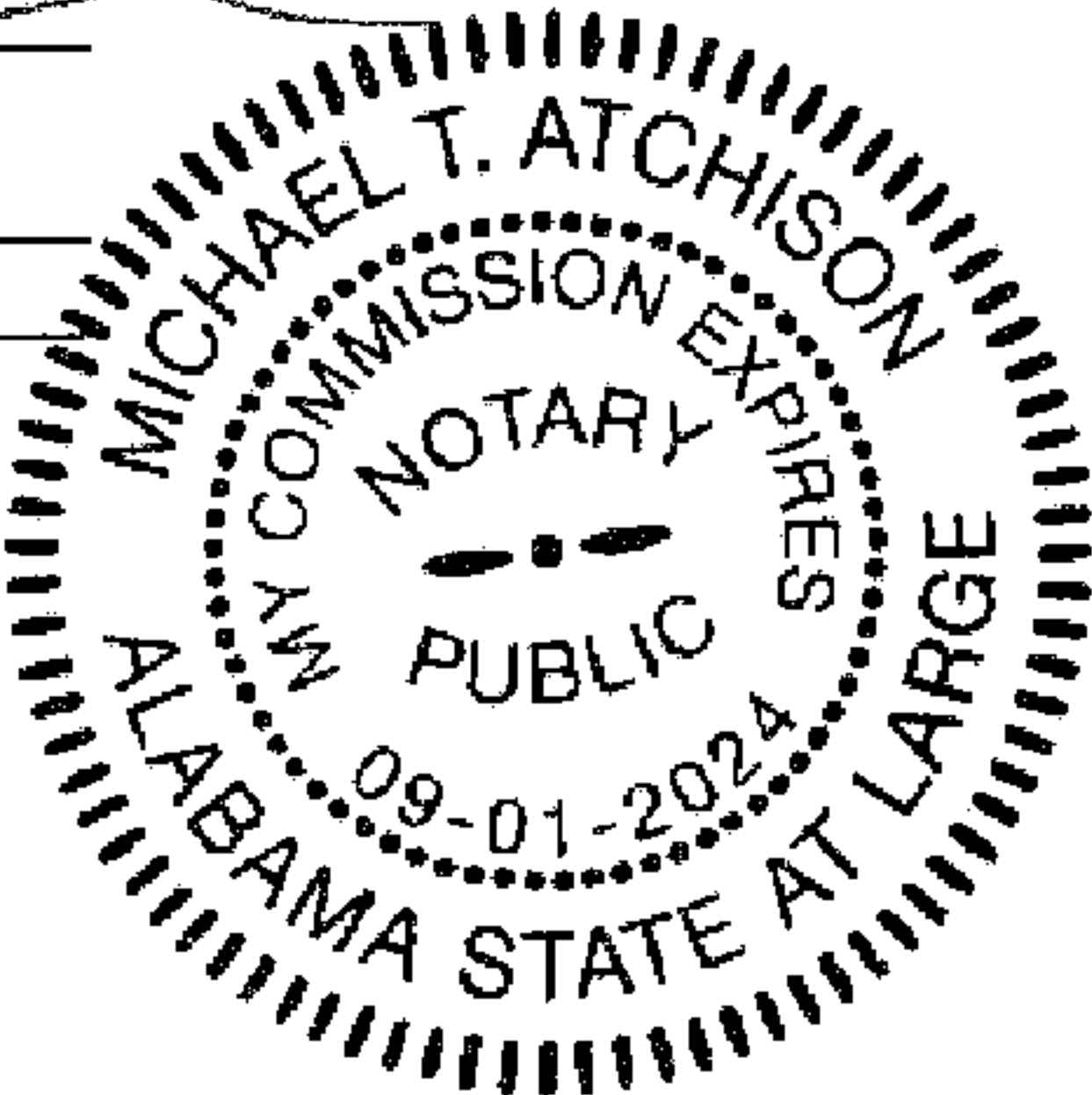


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3 and the West Half of Lot 4 of the Stinson Hill Subdivision, as recorded in Map book 26, Page 135, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northwest corner of Lot 3; thence North 88 degrees 50 minutes 54 seconds East along the North lines of Lots 3 and 4, a distance of 174.02 feet to a point; thence South 00 degrees 15 minutes 23 seconds East, a distance of 324.95 feet to a point on the South line of Lot 4; thence South 88 degrees 49 minutes 35 seconds West, along the South line of Lot 4, a distance of 34.57 feet to a point; thence South 88 degrees 45 minutes 16 seconds

West along the South lines of Lots 3 and 4, a distance of 139.54 feet to the southwest corner of Lot 3; thence North 00 degrees 14 minutes 35 seconds West, along the West line of Lot 3, a distance of 325.19 feet to the point of beginning.

According to the survey of Sid Wheeler, dated May 10, 2001.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/26/2021 10:46:28 AM
\$88.00 KIMBERLY
20210326000152160

Allen S. Bayl

20210326000152160 03/26/2021 10:46:28 AM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name	Scott Darty Emma Darty	Grantee's Name	Nancy Carraway
Mailing Address	<u>177 Hwy 467 Vincent, AL</u> <u>35178</u>	Mailing Address	<u>270 Spearman St</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>270 Spearman St.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>March 26, 2021</u>
		Total Purchase Price	<u>\$60,000.00</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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 24, 2021

Print Scott Darty

Unattested

Sign *Scott Darty*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one