

20210407000174000  
04/07/2021 10:17:35 AM  
DEEDS 1/3

This Instrument was Prepared by:

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

File No.: S-21-27049

Send Tax Notice To: Paul J McCarthy

AL

733 4th Ave SW

Alabaster, AL 35007

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, 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, **James Toner II, a single man, James Toner III, a married man and Bethany Ann Toner, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Paul J McCarthy**, (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. No part to of the homestead of the Grantors herein or their spouses, if any. Anastacia Toner, one of the grantees in deed recorded in Real Book 159, Page 88, Probate Office, Shelby County, Alabama is deceased having died November 2001

\$150,000.00 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 6th day of April, 2021.

James Toner II  
James Toner II

James Toner III  
James Toner III

Bethany Ann Toner  
Bethany Ann Toner

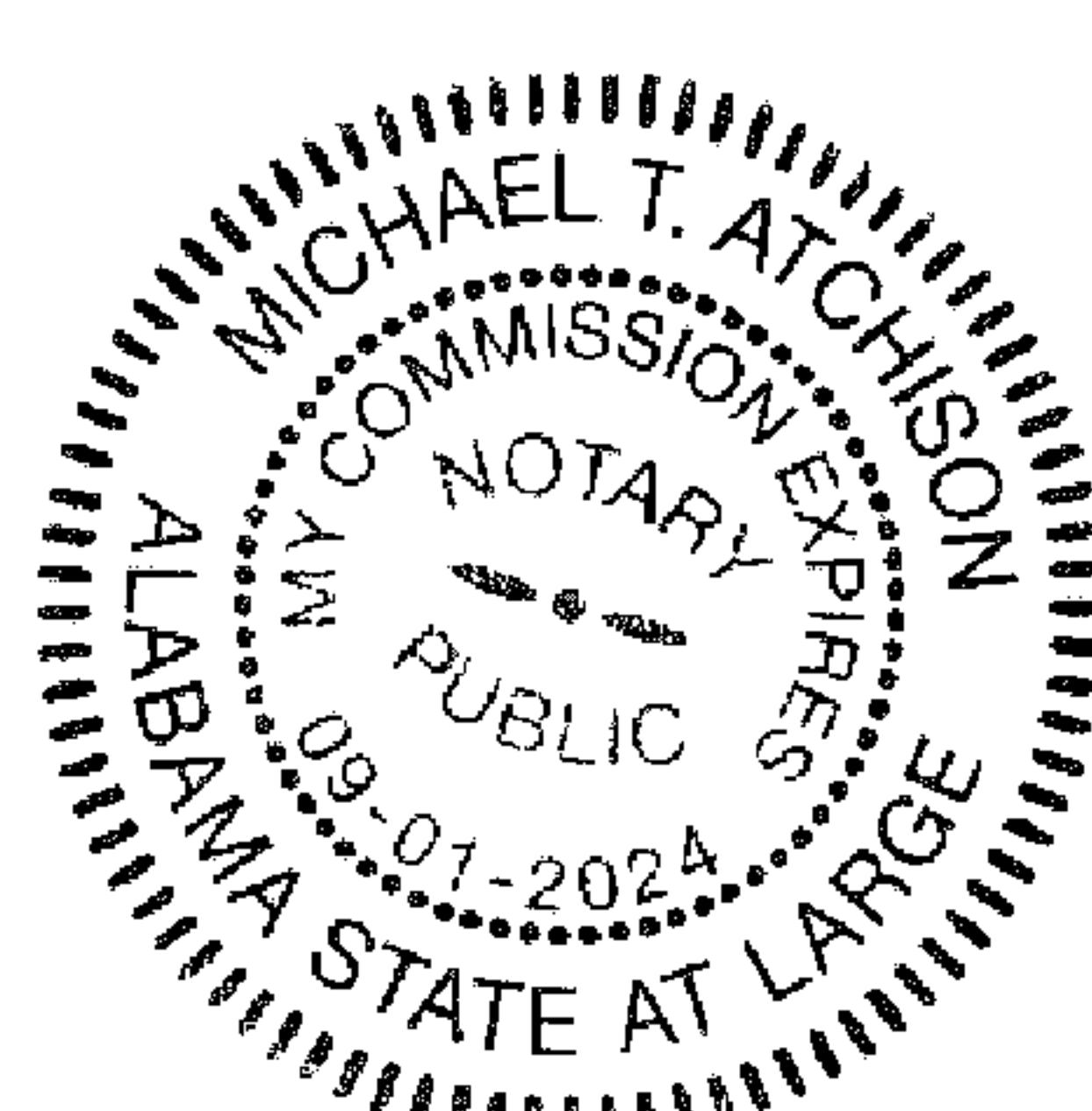
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that James Toner II, James Toner III, and Bethany Ann Toner, 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 6th day of April, 2021.

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



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

Begin at the Northwest corner of Lot 11, Block 2, of the Nickerson-Scott subdivision as recorded in map book 3, Page 34, in the Office of the Probate Judge of Shelby County, Alabama and run thence easterly along the North line of said Lot 11 and a tangent projection thereof a distance of 295.98 feet to a point on the centerline of an existing 100.0 foot wide easement or right of way belonging to the Alabama Power Company; thence turn an angle of 57 degrees 13 minutes 12 seconds to the right and run southeasterly along said centerline of said easement or right of way a distance of 118.94 feet to a point; thence turn an angle of 122 degrees 46 minutes 48 seconds right and run westerly parallel with the just described North line of subject property and along the South line of Lot 10 of same said Nickerson-Scott subdivision a distance of 360.08 feet to the Southwest corner of subject Lot 10 of subject Nickerson-Scott Subdivision; thence turn an angle of 89 degrees 49 minutes 47 seconds right and run northerly along the West line of subject Lots 10 and 11, a distance of 100.0 feet to the point of beginning. Situated in Shelby County, Alabama.

### Real Estate Sales Validation Form

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

Grantor's Name	James Toner II James Toner III Bethany Ann Toner	Grantee's Name	Paul J McCarthy
Mailing Address	<u>1110 10th St</u> <u>Colera, AL 35040</u>	Mailing Address	<u>933 4th Ave SW</u> <u>Alabaster, AL 35007</u>
Property Address	<u>210 1st St.</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>April</u> , 2021
		Total Purchase Price	<u>\$200,000.00</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 31, 2021

Print James Toner II

Sign



(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/07/2021 10:17:35 AM  
S78.00 CHERRY  
20210407000174000



*Allen S. Bayl*