



20210407000174060 1/3 \$138.00
Shelby Cnty Judge of Probate, AL
04/07/2021 10:29:14 AM FILED/CERT

This Instrument was Prepared by:

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

Send Tax Notice To: Cortney Celeste Mixon

180 Maske Ln
Wilsonville, AL 35186

File No.: S-21-27089

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Ten Thousand Dollars and No Cents (\$110,000.00), 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, Lorene D. Hughes, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Cortney Celeste Mixon, (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.

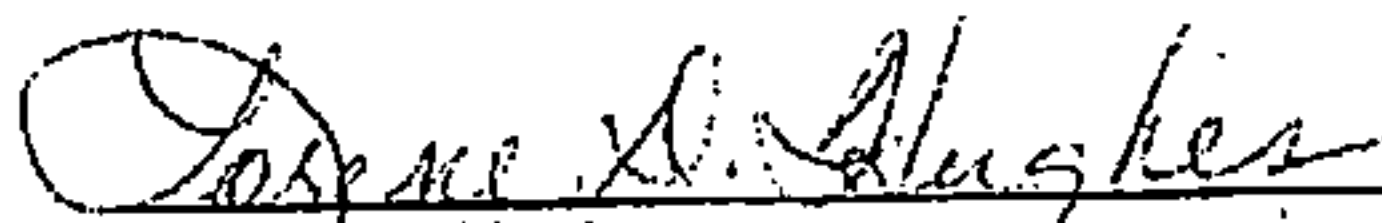
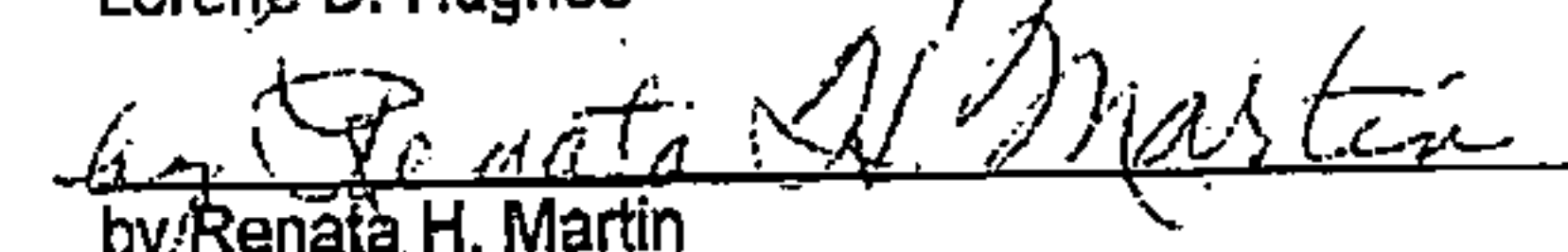
Property constitutes no part of the homestead of the Grantor herein or her spouse if any.

\$88,000.00 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.

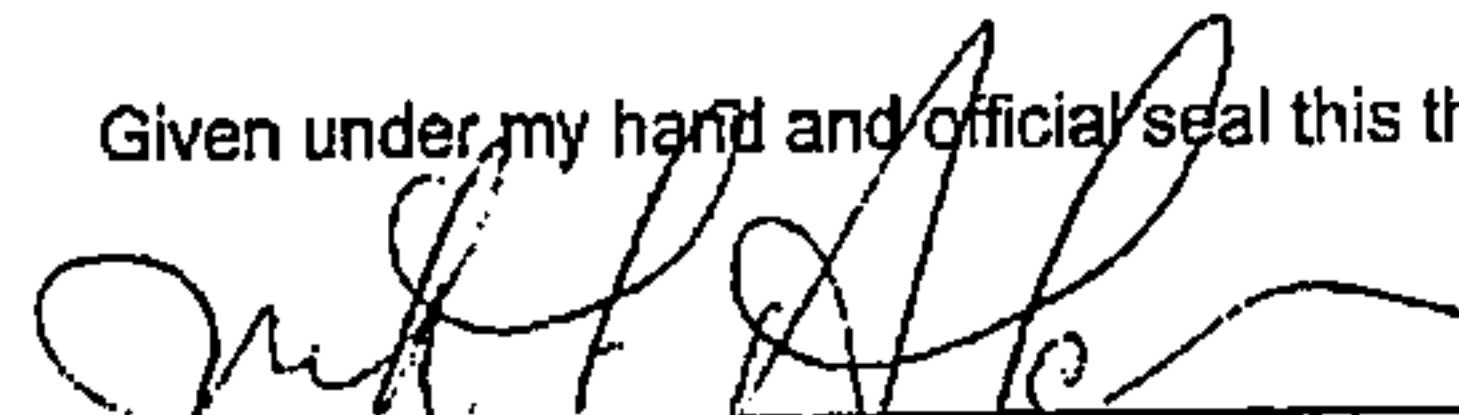

Lorene D. Hughes

by Renata H. Martin
as Attorney in Fact
as Attorney in Fact

State of Alabama

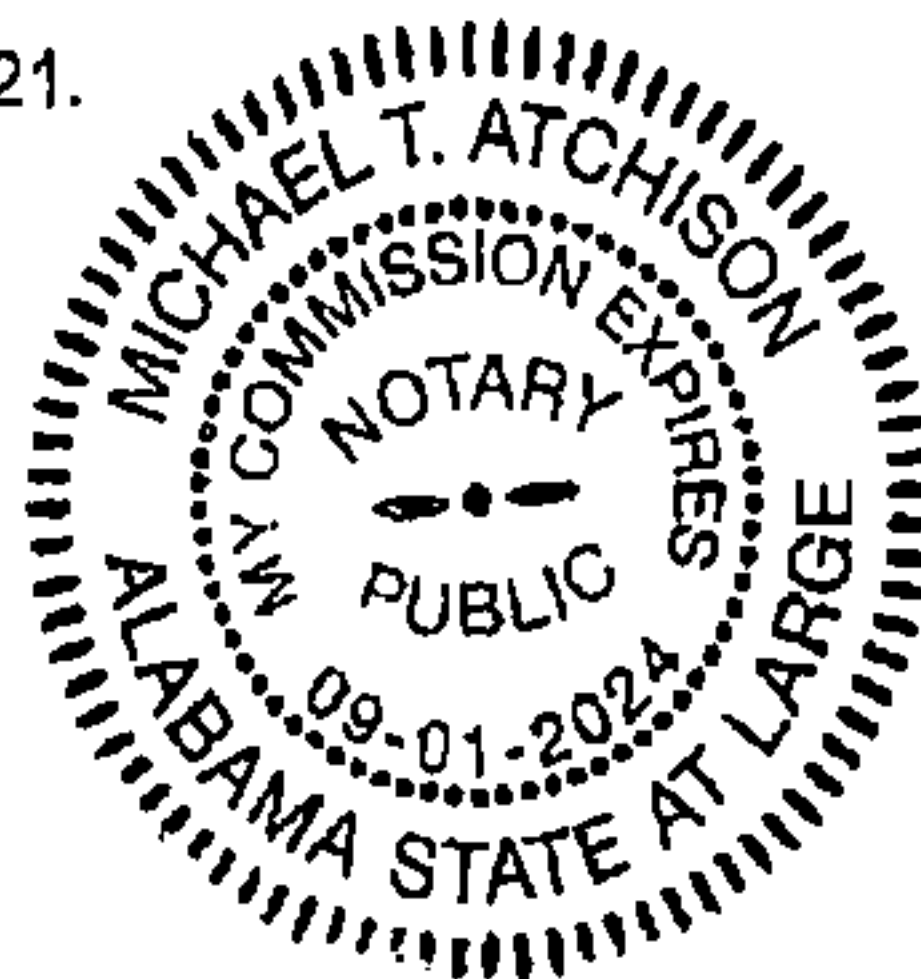
County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that Renata H. Martin as Attorney in Fact for Lorene D. Hughes, 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

My Commission Expires: 9-1-24



Shelby County, AL 04/07/2021
State of Alabama
Deed Tax: \$110.00



20210407000174060 2/3 \$138.00
Shelby Cnty Judge of Probate, AL
04/07/2021 10:29:14 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

One lot bounded on the North by A.B. & A Railroad right of way, on the East by Columbiana and Sterrett Public Road, on the South by H. E. Archer's land; said lot measuring fifty feet by one hundred feet, and being part of the NE 1/4 of SE 1/4 of Section 28, Township 19, Range 1 East, Shelby County, Alabama.

All that part of the NW 1/4 of SE 1/4 Section 28, Township 19, Range 1 East, lying South of the Atlantic Coast Line Railroad right of way. ALSO, commence at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 28, Township 19, Range 1 East, and run thence East to the West right of way line of the Columbiana-Westover paved road; thence run in a northerly direction along said West right of way line of said road to a point 50 feet South of the intersection of said road with the South R/O/W line of A.C.L. Railroad, which point is the Southeast corner of the Stinson lot; thence along the South line of said Stinson lot in a westerly direction 100 feet; thence northerly and parallel with the westerly line of said Highway 50 feet to the South R/O/W line of A.C. L. Railroad; thence along said railroad R/O/W run in a westerly direction to the West line of said NE 1/4 of SE 1/4; thence South along the West line of said 1/4-1/4 section to the point of beginning. ALSO, all that part of the SE 1/4 of SE 1/4, Section 28, Township 19, Range 1 East, lying North and West of the Columbiana-Westover paved highway.

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>Lorene D. Hughes</u>	Grantee's Name	<u>Cortney Celeste Mixon</u>
Mailing Address	<u>5606 Old Highway</u> <u>Sterrett, AL 35147</u>	Mailing Address	<u>180 Maske Ln</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>9155 Hwy 55</u> <u>Westover, AL 35147</u>	Date of Sale	<u>April 06, 2021</u>
		Total Purchase Price	<u>\$110,000.00</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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 April 05, 2021

Unattested

(verified by)

Print Lorene D. Hughes

Sign Lorene D. Hughes

(Grantor/Grantee/Owner/Agent) circle one



20210407000174060 3/3 \$138.00
Shelby Cnty Judge of Probate, AL
04/07/2021 10:29:14 AM FILED/CERT

is Byrd

Form RT-1