

Parcel I.D. #:

Send Tax Notice To: Makiesha Davis
96 Tomlyn Road
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20210511000233930 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
05/11/2021 12:47:28 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of Ten Thousand Dollars and 00/100 (\$10,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Sonya Swords, a married woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Makiesha Davis**, hereinafter known as the GRANTEE;

A parcel of land in the NE 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

That part of Lot 9-A and according to map and survey by L.E. Shaw as follows: Beginning at the Northwest corner of the Tom McGaughy Lot, map of which is recorded in Map Record 3, Page 49 in the Office of the Judge of Probate of Shelby County, Alabama, said point being the Beginning; Thence North 14 degrees 59 minutes 32 seconds East, a distance of 105.94 feet; Thence South 85 degrees 01 minutes 55 seconds East, a distance of 188.87 feet; Thence South 52 degrees 59 minutes 10 seconds West, a distance of 32.07 feet; Thence North 86 degrees 12 minutes 02 seconds West, a distance of 27.45 feet; Thence South 12 degrees 43 minutes 35 seconds West, a distance of 16.50 feet; Thence North 76 degrees 28 minutes 49 seconds West, a distance of 30.13 feet; Thence South 26 degrees 35 minutes 03 seconds West, a distance of 66.46 feet; Thence West a distance of 99.91 feet to the Point of Beginning.

Subject to any and all easements, rights of way and restrictions of record.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

The legal description was provided by the GRANTOR and was provided by the Grantor herein. This deed was prepared without the benefit of a title search or survey.

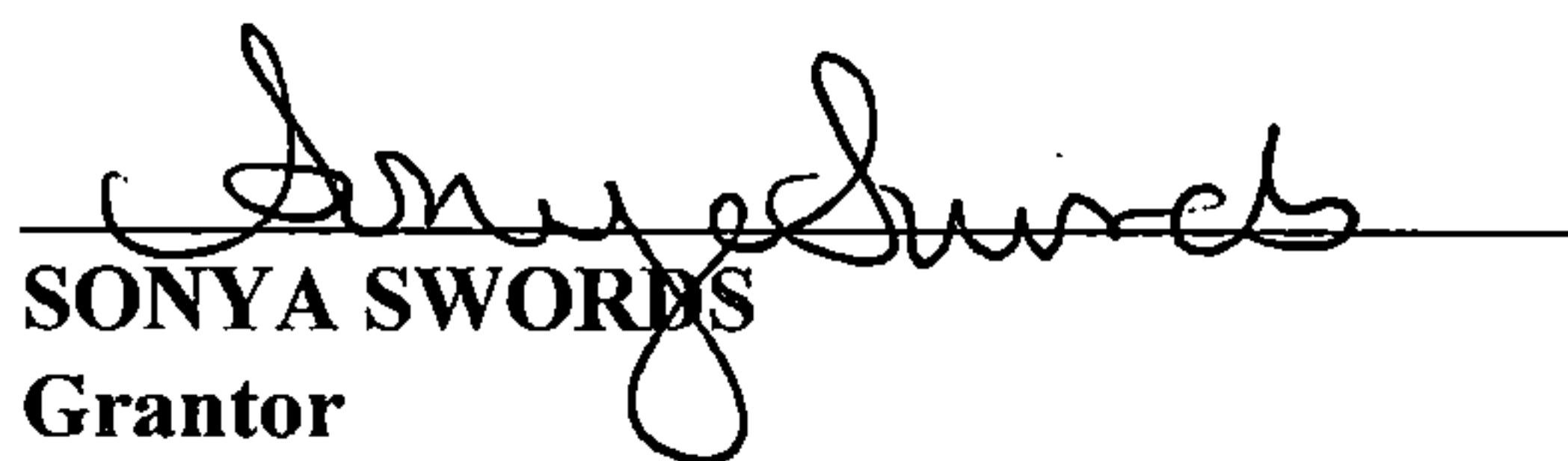
TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and

Shelby County, AL 05/11/2021
State of Alabama
Deed Tax: \$10.00

right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 1st Day of May, 2021.


SONYA SWORDS
Grantor

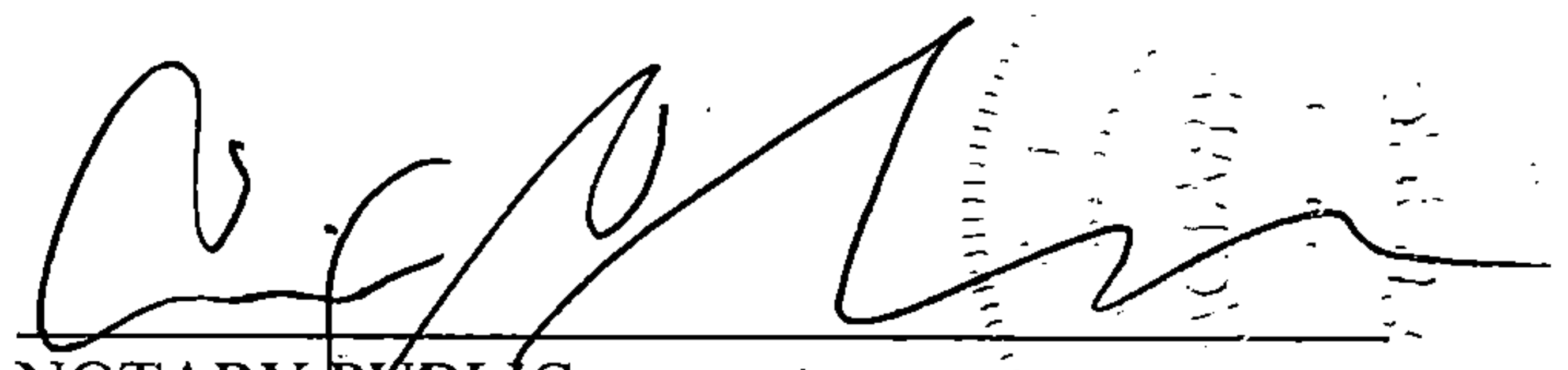


20210511000233930 2/3 \$38.00
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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Sonya Swords, a married woman*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 01 Day of May, 2021.



NOTARY PUBLIC

My Commission Expires:

28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.

Real Estate Sales Validation Form

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

Grantor's Name Sonya Swords
Mailing Address 355 Comanche St
Montevallo, AL 35115

Grantee's Name Makiesha Davis
Mailing Address 96 Tomlyn Road
Montevallo, AL 35115

Property Address 96 Tomlyn Rd
Montevallo, AL 35115

Date of Sale 5/1/2021
Total Purchase Price \$ 10,000.00

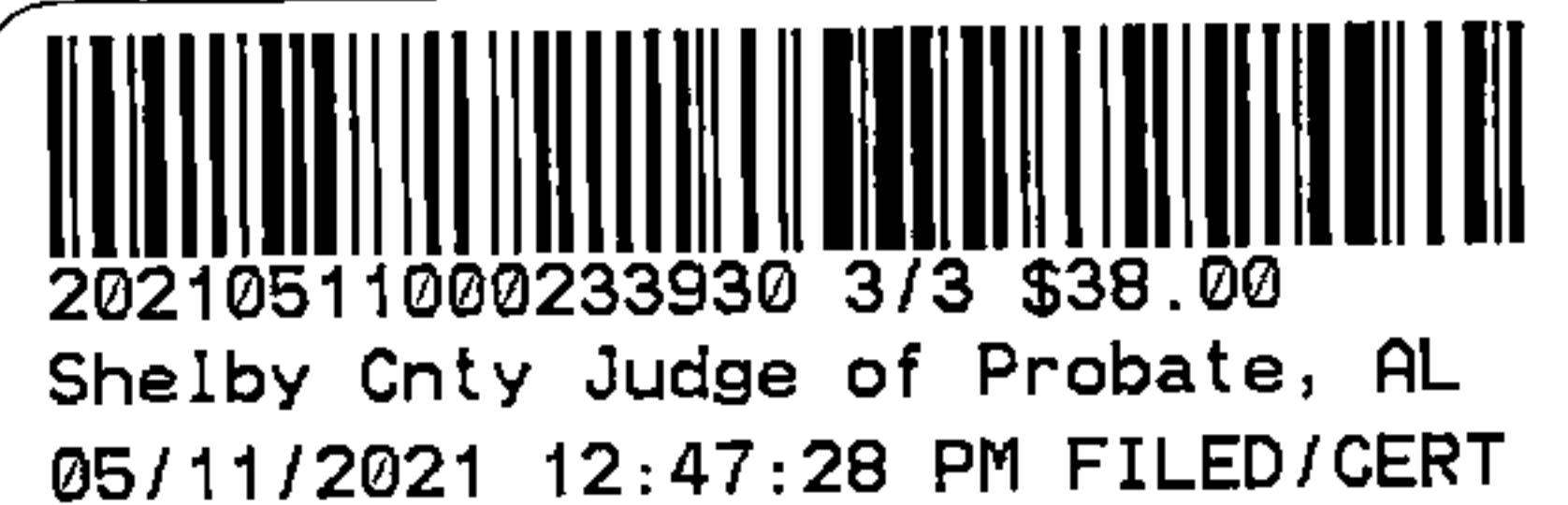
or
Actual Value \$

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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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 5/1/22

Unattested

(verified by)

Print Sonya Swords

Sign Sonya Swords

(Grantor/Grantee/Owner/Agent) circle one