

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:
Teresa Hamby
2135 Hwy 77
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***The Estate of John Cain, PR-2020-000682, Probate Office Shelby County, Alabama*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Teresa Hamby*** (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.

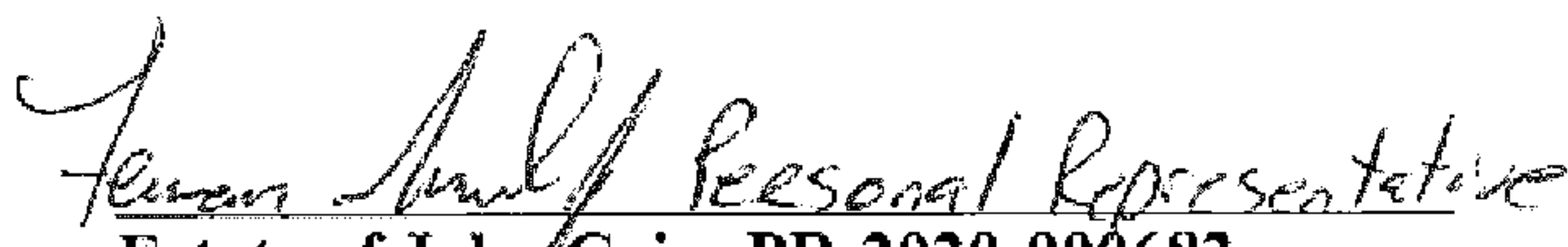
Margaret Cain is deceased having died on June 28, 2020.

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 14th day of June, 2021.

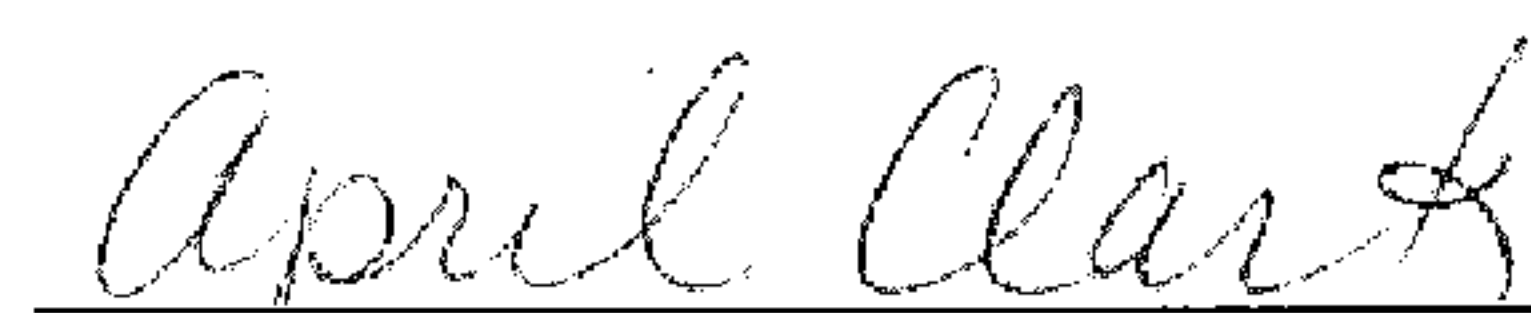


Estate of John Cain, PR-2020-000682
Ferman Garrett, Jr
Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Ferman Garrett, Jr as Personal Representative of the Estate of John Cain, PR-2020-000682***, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of ~~February~~ ^{June}, 2021.



Notary Public
My Commission Expires: 9/1/2024



EXHIBIT A – LEGAL DESCRIPTION

20-9-32-0-000-019.004

All that certain parcel of land situated in the County of Shelby and State of Alabama, being know as follows: From the NW corner of the SW ¼ of the SE ¼, Section 32, Township 21 South, Range 1 East, Shelby County, Alabama, run a tie line southerly for 56.04 feet to the South Right of Way line of Shelby County No. 78; thence deflect left 90°00' along said right of way line for 200.31 feet to the beginning point of the lot herein described; from said point continue last stated course 130.0 feet; thence deflect right 90°17'50" for 335.27 feet along Shiffert line; thence deflect right 88°53'20" for 130.0 feet; thence deflect right 91°06'26" for 337.12 feet back to the beginning point.

20-8-33-0-000-015.000

Begin at the Southeast corner of Section 33, Township 21 South, Range 1 East, and run thence West along the South line of said Section a distance of 210 feet to a point; thence run North parallel with the East line of said Section a distance of 210 feet to a point; thence run East parallel with the South line of said Section a distance of 210 feet to a point on the East line of said Section; thence run South along the East line of said Section a distance of 210 feet to the point of beginning of the property herein conveyed. Situated in Shelby County, Alabama.

20-9-31-0-000-011.004

Lot #5 of Mooney Estates, as shown by map recorded in Map Book 12, Page 82, in the Probate Office of Shelby County, Alabama.

20-9-31-0-000-011.011 and 30-3-06-0-000-002.001

Lot 16, Mooney Estates, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 12, Page 82. Situated in Shelby County, Alabama.

20-9-31-0-000-011.012 and 30-3-06-0-000-002.002

Lot 17, Mooney Estates, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 12, Page 82. Situated in Shelby County, Alabama.

20-9-31-0-000-011.013 and 30-3-06-0-000-002.003

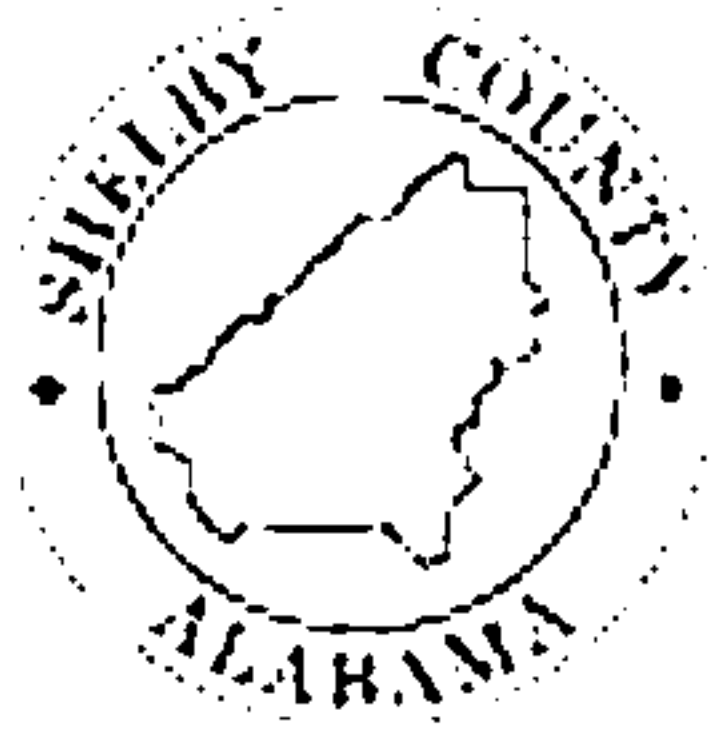
Lot 18A, of a Resurvey of Lots 18, 19 & 20, Mooney Estates, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 13, Page 30. Situated in Shelby County, Alabama.

30-3-06-0-000-001.000

Tract 11, according to Luquire Survey as recorded in Map Book 7, Page 151, in the Probate Office of Shelby County, Alabama.

30-3-06-0-000-001.003

Tract 7 and Tract 12, according to Luquire Survey, as recorded in Map Book 7, Page 151, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/15/2021 09:40:29 AM
\$1036.00 BRITTANI
20210615000291210

20210615000291210 06/15/2021 09:40:29 AM DEEDS 3/3

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Est of John Cawn
Mailing Address 210 Garrett Lakes
Shelby AL 35143

Grantee's Name Teresa Hamby
Mailing Address 2135 Hwy 17
Columbiana AL 35051

Property Address Columbiana AL

Date of Sale 6/14/21
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1,007,730.00

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 Per Will- Shelby Co
PR-2020-000682

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 _____

Print Ferman Garrett Jr

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one