

This Instrument was Prepared by:

Send Tax Notice To: Dawn Bridges Lucas

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

4940 Hwy 28
Columbiana, AL 35051

File No.: S-21-27257

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, 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, **Jonathan Tyler Ray**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dawn Bridges Lucas**, (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.

\$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 16th day of June, 2021.


Jonathan Tyler Ray

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 Jonathan Tyler Ray, 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 16th day of June, 2021.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2021

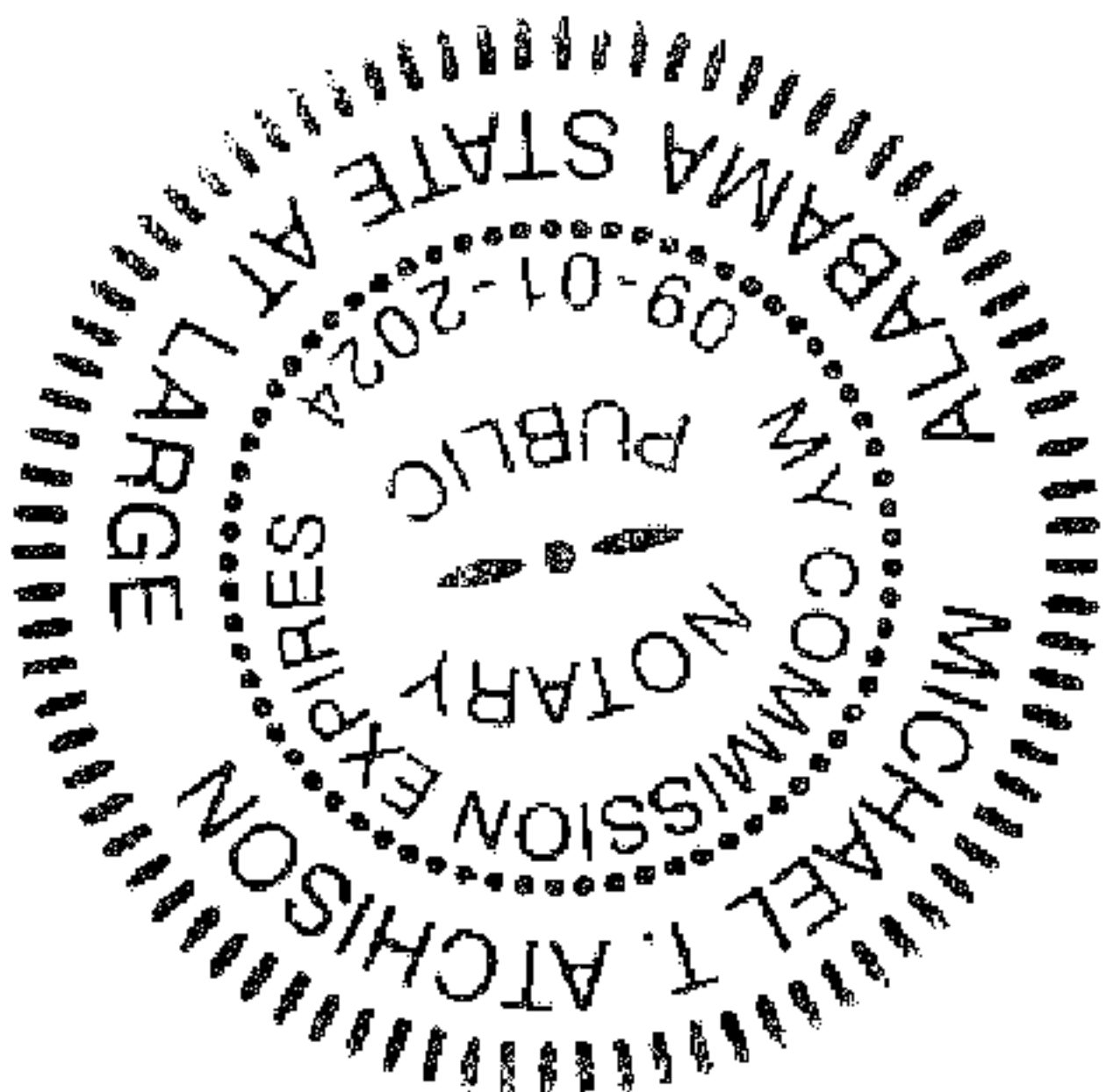


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the NW 1/4 of SE 1/4 of Section 34, Township 21 South, Range 1 East, more particularly described as follows:

Commence at the NW corner of said quarter-quarter section and run thence in a southerly direction along the western boundary of said quarter-quarter section a distance of 246 feet to a point; thence turn to the left an angle of 90 degrees and run in an easterly direction a distance of 256 feet to the point of beginning of the property herein conveyed; thence continue in the same direction a distance of 157.5 feet to a point; thence turn to the right an angle of 90 degrees and run in a southerly direction a distance of 280 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 157.5 feet to a point, thence turn to the right and run a distance of 280 feet to the point of beginning. Situated in Shelby County, Alabama

20' Easement along existing driveway lying South of Highway 28 and North of above described property lying in the NW 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 1 East, Probate Office of 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	<u>Jonathan Tyler Ray</u>	Grantee's Name	<u>Dawn Bridges Lucas</u>
Mailing Address	<u>3012 Weatherford Drive</u> <u>Trussville, AL 35173</u>	Mailing Address	<u>4940 Hwy 28</u> <u>Columbiana, AL 35051</u>
Property Address	<u>4940 Highway 28</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>June 16, 2021</u>
		Total Purchase Price	<u>\$175,000.00</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> </u>	Bill of Sale	<u> </u>	Appraisal
<u>xx</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 June 09, 2021

Print Jonathan Tyler Ray

 Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2021 08:10:48 AM
\$203.00 JOANN
20210617000294620

Allen S. Bevil

Form RT-1