

20210623000305050
06/23/2021 10:46:53 AM
DEEDS 1/3

Half Market Value of Property:

\$89,500.00

SEND TAX NOTICE TO:

Clayton M. Stephens and Jeanna Marie Stephens
200 Shady Hill Drive
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100412

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Ten and 00/100 Dollars (\$10.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Clayton M. Stephens and Jeanna Marie Stephens, a married couple**, whose address is 200 Shady Hill Drive, Montevallo, AL 35115 (hereinafter "Grantors", whether one or more), by **Clayton M. Stephens and Jeanna Marie Stephens**, whose address is 200 Shady Hill Drive, Montevallo, AL 35115, (hereinafter "Grantees", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees **Clayton M. Stephens and Jeanna Marie Stephens, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **200 Shady Hill Dr, Montevallo, AL 35115**, to-wit:

Begin at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, said point being the point of beginning; thence North 00 degrees 00 minutes 00 seconds East, a distance of 164.60 feet; thence North 81 degrees 46 minutes 57 seconds West, a distance of 190.26 feet; thence South 00 degrees 04 minutes 22 seconds East, a distance of 219.88 feet; thence South 81 degrees 44 minutes 00 seconds East, a distance of 190.00 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 55.40 feet to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.


Subject to a third-party mortgage in the amount of \$180,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, and Grantee's heirs, executors, administrators, and assigns forever. The Grantors do for Grantors and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantees, and Grantee's heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; that Grantors will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signatures and seal on this 18th day of June, 2021.



Clayton M. Stephens

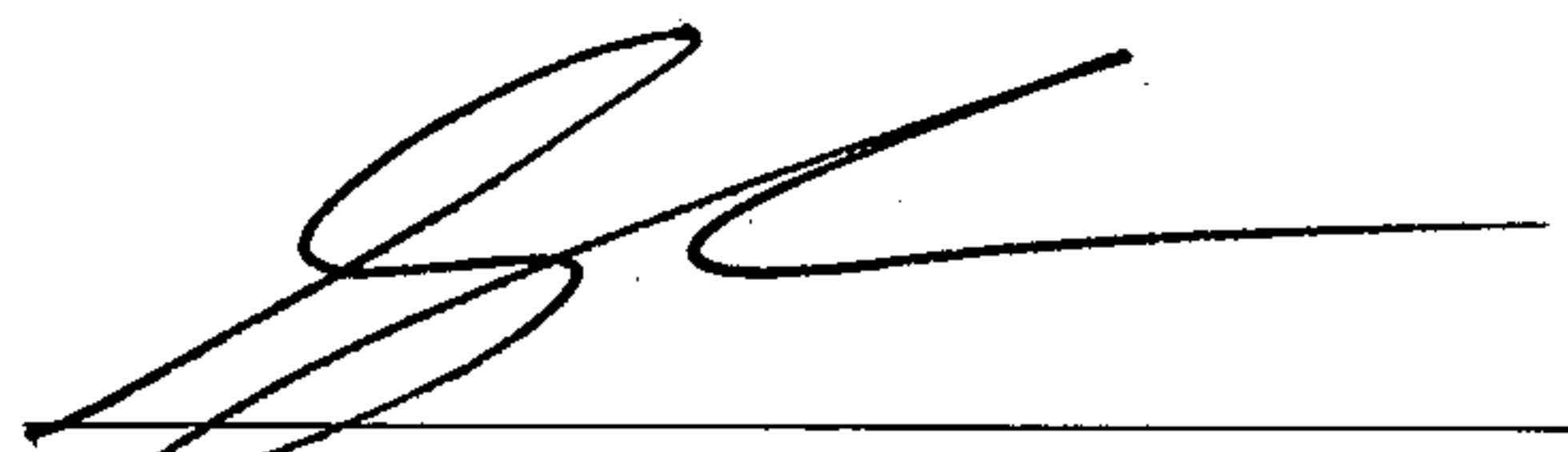


Jeanna Marie Stephens

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Clayton M. Stephens and Jeanna Marie Stephens, a married couple, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 18th day of June, 2021.



Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Clayton M. Stevens and Jeanna Marie Stephens
Mailing Address 200 Shady Hill Drive, Montevallo AL 35115

Grantee's Name Clayton M. Stevens and Jeanna Marie Stephens
Mailing Address 200 Shady Hill Drive, Montevallo AL 35115

Property Address 200 Shady Hill Drive, Montevallo AL 35115

Date of Sale 6/18/2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 1/2 assessors value = \$ 89,500

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

Appraisal

Sales Contract

X Other Tax Assessor's property value = 1/2 total value.

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 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 6/23/21

Print Skyler Murphy

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2021 10:46:53 AM
\$29.00 BRITTANI
20210623000305050

Allen S. Bayl