

This Instrument was Prepared by:

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

File No.: S-21-27338

Send Tax Notice To: Randall O. Hicks

Randall Hicks
425 N. Mt. Sinai Rd.
Dickson, TN. 37055

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Thirty Six Thousand Dollars and No Cents (\$336,000.00)**, 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, **Connie Strider, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Randall O. Hicks**, (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.

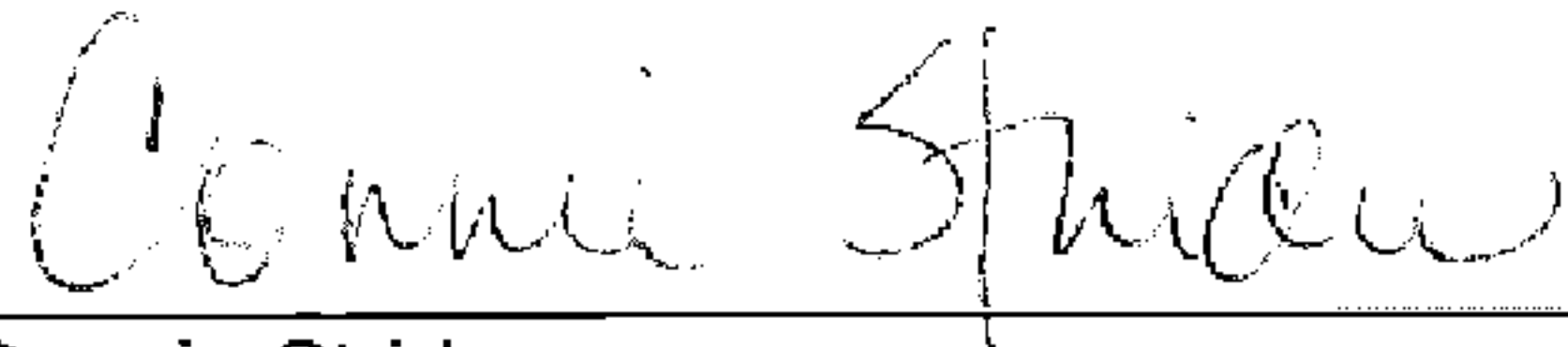
Grantor herein is the surviving grantee in Deed Book 161, Page 524, Probate Office Shelby County, Alabama. The other grantee, Larry K. Strider, is deceased, having died on April 30, 2018.

\$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 30th day of June, 2021.



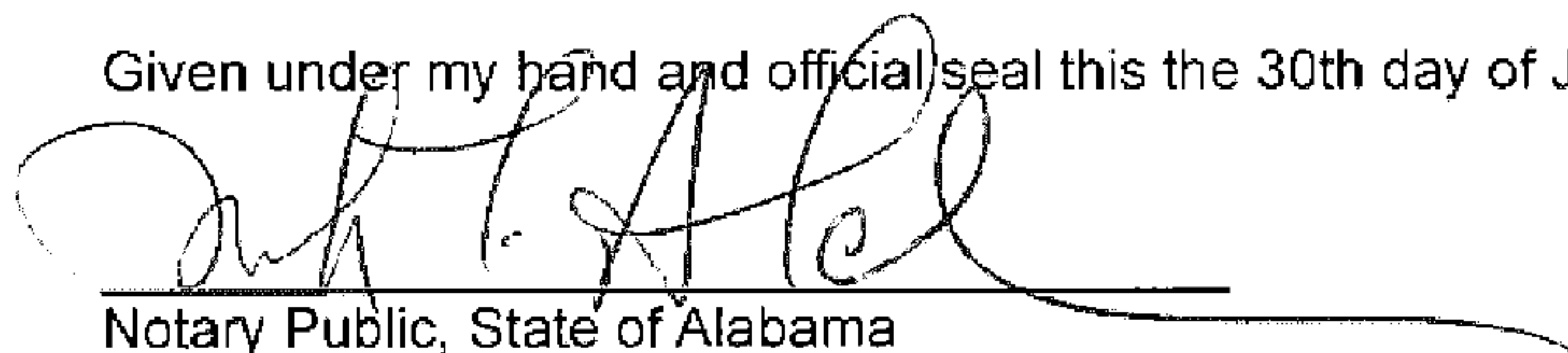
Connie Strider

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 Connie Strider, 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 30th day of June, 2021.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of the Southwest one-fourth of the Southeast one-fourth of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, as the point of beginning. From this beginning point proceed South 0 degrees 39 minutes West along the West boundary of said quarter-quarter section for a distance of 991.37 feet; thence proceed South 89 degrees 25 minutes East for a distance of 1485.09 feet to a point on the westerly right of way line of Shelby County Road No. 467; thence proceed northerly along the westerly right of way line of said road for a distance of 1008.54 feet to its point on intersection with the North boundary of the aforementioned quarter-quarter section; thence proceed North 89 degrees 25 minutes West along the North boundary of said quarter-quarter section for a distance of 1302.47 feet to the point of beginning, being located in the Southwest one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Southeast one-fourth of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama
According to survey of R. Edward Gilliland, Ala. Reg. No. 15919, dated November 9, 1987.

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>Connie Strider</u>	Grantee's Name	<u>Randall O. Hicks</u>
Mailing Address	<u>* 202 Bolleymede St. SW</u> <u>Hartselle, AL 35640</u>	Mailing Address	<u>425 N Mt Sinai Rd</u> <u>Dickson TN 37055</u>
Property Address	<u>Hwy 467</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>June 30, 2021</u>
		Total Purchase Price	<u>\$336,000.00</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 30, 2021

Print Connie Strider

 Unattested

Sign Connie Strider
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2021 08:15:38 AM
\$364.00 CHERRY
20210701000318500

Allen S. Bayl

Form RT-1