

This Instrument was Prepared by:

Send Tax Notice To: Samuel Hughes

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

12 Chatham Ct
Pelham, AL 35124

File No.: MV-21-27421

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Two Thousand Dollars and No Cents (\$32,000.00)**, 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, **Louise S. White, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Samuel Hughes**, (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 12th day of July, 2021.



Louise S. White

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that Louise S. White, 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 12th day of July, 2021.



Notary Public, State of Alabama

My Commission Expires: 9-1-24

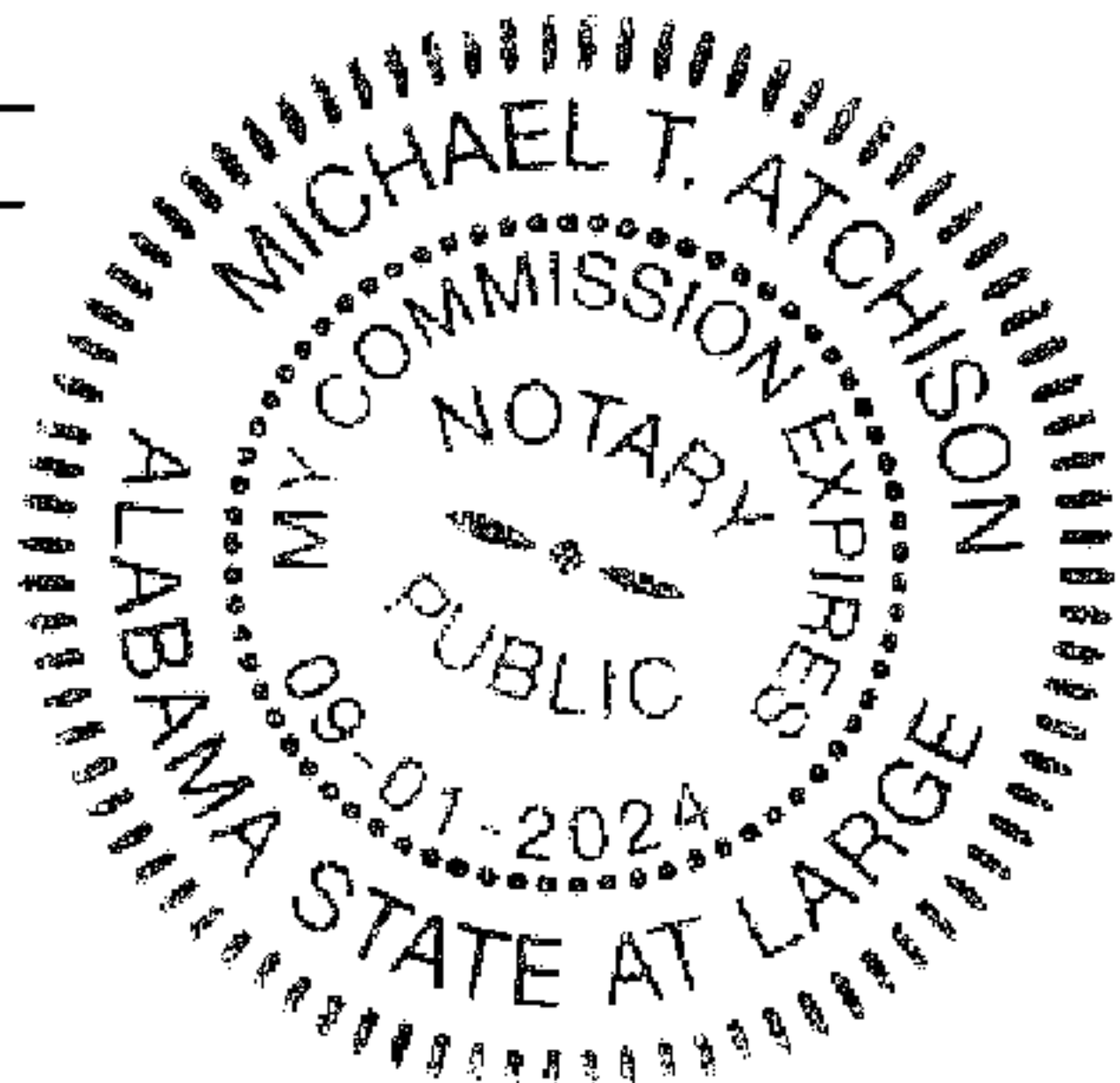


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: Begin at the NE corner of the SW 1/4 of NE 1/4 of Section 23, Township 24 North, Range 15 East; thence run West along the North line of said 1/4-1/4 Section a distance of 1320.35 feet to the NW corner; thence turn an angle of 92 deg. 02 min. to the left and run South along the West line of said 1/4-1/4 Section a distance of 260.58 feet; thence turn an angle of 87 deg. 41.2 min. to the left and run East a distance of 1318.95 feet to the East line of said 1/4 1/4 Section; thence turn an angle of 91 deg. 58.8 min. to the left and run North along the East line of said 1/4-1/4 Section a distance of 266.98 feet to the NE Corner and the point of beginning. Situated in the SW 1/4 of NE 1/4 of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama/

PARCEL 2:

Commence at the NE corner of SW 1/4 of NE 1/4 of Section 23, Township 24 North, Range 15 East; thence run South along the East line of said 1/4-1/4 section a distance of 266.98 feet to the point of beginning thence turn an angle of 91 degrees 58.8 minutes to the right and run West a distance of 1318.95 feet to the West line of said 1/4-1/4 section; thence turn an angle of 92 degrees 18.8 minutes to the left and run South along the West line of said 1/4-1/4 section a distance of 260.58 feet; thence turn an angle of 87 degrees 24.4 minutes to the left and run East a distance of 1317.57 feet to the East line of said 1/4-1/4 section; thence turn an angle of 92 degrees 13.6 minutes to the left and run North along the East line of said 1/4-1/4 section a distance of 266.98 feet to the point of beginning. Situated in the SW 1/4 of NE 1/4 of Section 23, Township 24 North, Range 15 East, 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 Louise S. White
Mailing Address

1266 Braemer Court
Hoover, AL 35292

Grantee's Name Samuel Hughes
Mailing Address

12 Chatham Ct
Prichard AL 35124

Property Address 0 Reed Creek Dr.
Birmingham, AL 35242

Date of Sale July 12, 2021
Total Purchase Price \$32,000.00

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
XX 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 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 July 01, 2021

Print Louise S. White

Unattested

Sign [Signature]
(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
07/12/2021 01:02:15 PM
\$60.00 CHERRY
20210712000337740

Allen S. Boyd