



20210719000348080 1/3 \$60.50
Shelby Cnty Judge of Probate, AL
07/19/2021 09:23:59 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

James E. Roberts
P.O. Box 382646
Birmingham, AL 35238

Send Tax Notice To:

James Mark Clayton
5330 Meadowlark Lane
Birmingham, AL 35242

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY) KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I,

James E. Roberts, a married man,

(herein referred to as Grantor), grant, bargain, sell and convey unto,

James Mark Clayton, a married man,

(herein referred to as Grantee), an undivided $\frac{1}{2}$ interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama. Said tract being more particularly described as follows:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East and run thence South 00 degrees 51 minutes 23 seconds East a distance of 717.10 feet to the Southeasterly right of way to the central of Georgia Railroad; thence South 47 degrees 55 minutes 08 seconds West along said right of way a distance of 558.34 feet to the point of beginning of the within described tract; thence continue along last stated course and said railroad right of way a distance of 550.84 feet; thence South 89 degrees 22 minutes 47 seconds East for a distance of 242.60 feet; thence South 03 degrees 07 minutes 53 seconds West a distance of 286.69 feet to the Northwesterly right of way of Shelby County Highway #101; thence North 59 degrees 49 minutes 58 seconds East along said right of way a distance of 487.96 feet; thence North 30 degrees 10 minutes 02 seconds West a distance of 477.51 feet to the point of beginning.

Subject to:

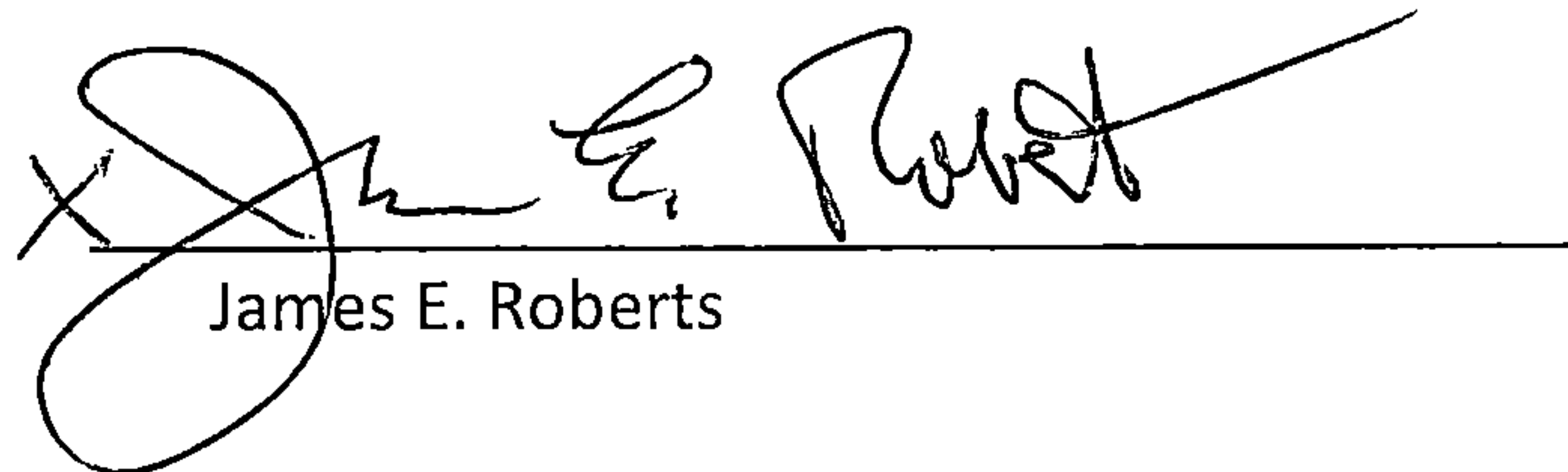
1. Any and all easements and restrictions of record.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Right-of-way granted to Alabama Power Company recorded in Inst. No. 1999-12696.

The subject property is not the homestead of the Granter or his spouse.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And GRANTOR does for himself and for his heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

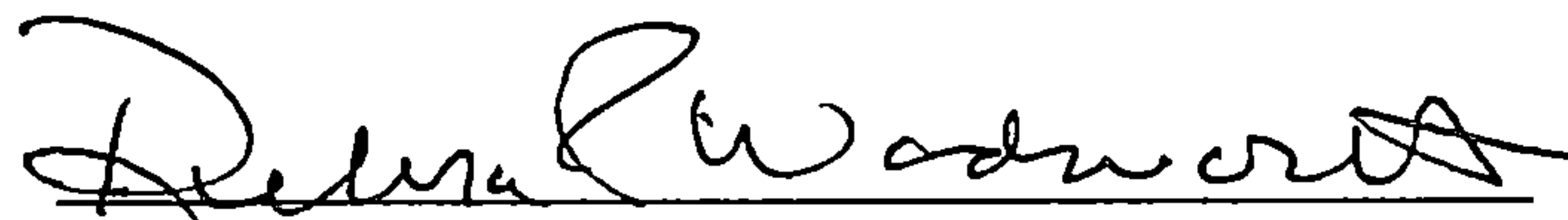
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of July, 2021. 17TH JMC


James E. Roberts

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that James E. Roberts, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date. 17TH JMC

Given under my hand and official seal this the 21st day of July, 2021.


Notary Public

[SEAL]

My Commission Expires
June 21, 2023

My commission expires: _____

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

JAMES E ROBERTS
P.O. BOX 382646
B'HAM, AL 35238

Grantee's Name
Mailing Address

JAMES MARK CLAYTON
P.O. BOX 382646
B'HAM, AL 35238

Property Address

NONE

Date of Sale

7/21/21

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

64,670.00

1/2 Int. 32,335.00



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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

TAX ASSESSMENT

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 7/19/21

Unattested

(verified by)

Print JAMES MARK CLAYTON

Sign James Mark Clayton

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1