

Send tax notice to:
Lisa M. Acton
6552 Quail Run Drive
Pelham, AL 35124

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

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

2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

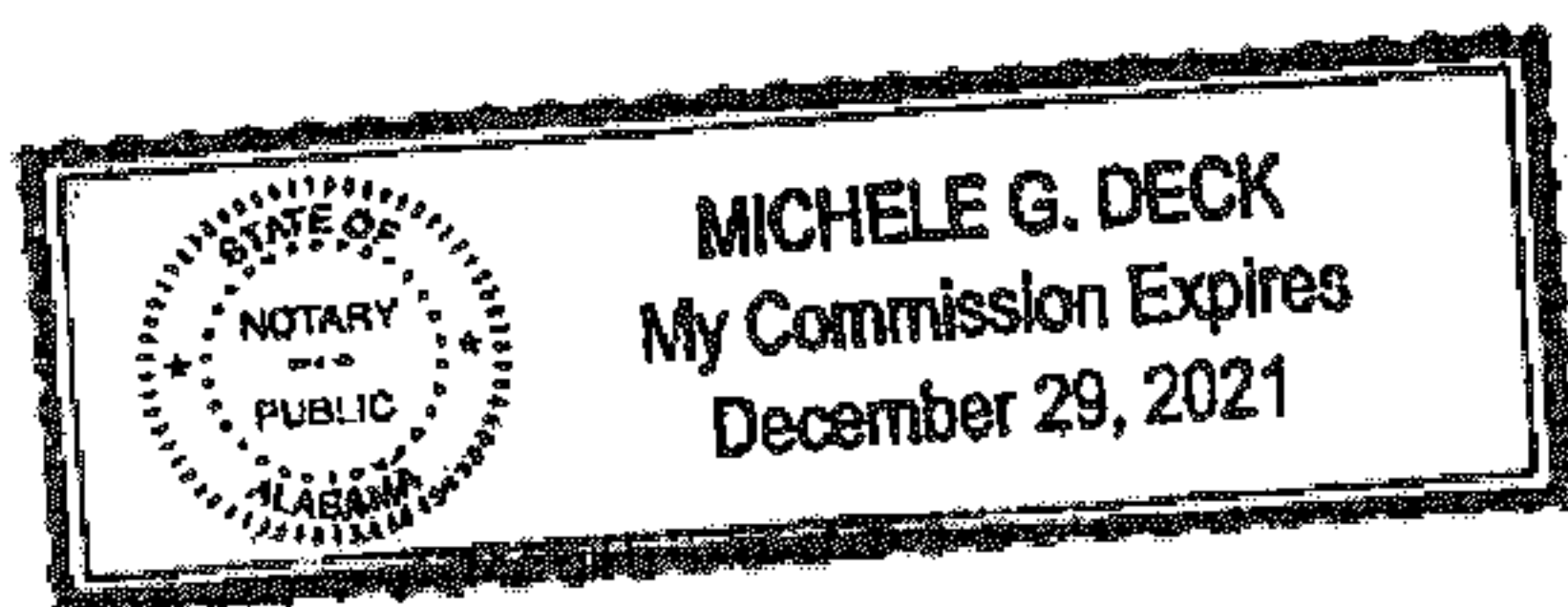
The above property does not constitute the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on 8-4-, 2021.

Nancy Chiarella
Nancy Chiarella

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Nancy Chiarella, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand on August 4, 2021.



(NOTARY SEAL)

Michele G. Deck
Notary Public

Michele G. Deck
Printed Name

My Commission Expires: 12/29/2021

EXHIBIT "A"
LEGAL DESCRIPTION

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 1 WEST AND THE EAST RIGHT OF WAY OF THE EGG AND BUTTER ROAD, ALSO KNOWN AS THE COLUMBIANA ROAD, SAID POINT BEING THE POINT OF BEGINNING. THENCE SOUTH 89 DEGREES 12 MINUTES 53 SECONDS EAST, A DISTANCE 318.05 FEET; THENCE NORTH 02 DEGREES 1 MINUTES 04 SECONDS EAST, A DISTANCE 142.79 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 53 SECONDS WEST, A DISTANCE OF 295.29 FEET TO A POINT OF THE EASTERLY ROW LINE OF ABOVE MENTIONED EGG AND BUTTER ROAD. THENCE SOUTH 11 DEGREES 17 MINUTES 00 SECONDS WEST ALONG SAID ROW LINE A DISTANCE OF 145.17 FEET TO THE POINT OF BEGINNING.

ALSO PERMANENTLY AFFIXED TO THE PROPERTY:

A 1999 WAVERLY MANUFACTURED HOMES 28X60 SERIAL NUMBERS 19L00738XUA&B



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/05/2021 08:15:10 AM
 \$47.00 KIMBERLY
 20210805000378900

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Nancy Chiarella
 Mailing Address 6552 Quail Run Drive
 Pelham, AL 35124

Grantee's Name Lisa M. Acton
 Mailing Address 4247 Hwy 37
 Shelby, AL 35143

Property Address 4247 Hwy 37
 Shelby, AL 35143

Date of Sale ~~BY~~ GIFT 8/4/2021
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 15,680

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

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 8/4/2021

Print Nancy Chiarella

☒ Unattested

Sign

Nancy Chiarella

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1