

20210813000394630
08/13/2021 11:08:04 AM
DEEDS 1/3

SEND TAX NOTICE TO:

Nicholas Dabney
2122 Village Lane
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000062

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Thirty Two Thousand and 00/100 Dollars (\$32,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Clint Channell, a married man**, whose address is: **8181 Highway 13, Helena, AL 35080** (hereinafter "Grantor", whether one or more), by **Nicholas Dabney**, whose address is: **2122 Village Lane, Calera, AL 35040** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 50 Hickory Hills Lane, Alabaster, AL 35007, to-wit:**

A portion of the SE 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being further described as follows:

Begin at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 3 West and run Easterly along the South side of the said 1/4-1/4 for 505.02 feet to the East right of way of a curved portion of Hickory Hills Drive, curve being concave Southeasterly and having a radius of 976.44 feet; thence turn an angle to the left and run Northeasterly through a central angle of 12 degrees 18 minutes 05 seconds for 209.64 feet (angle left to 209.24 feet, chord of 63 degrees 51 minutes 49 seconds); thence turn an angle off of the chord of the last described curve portion of said right of way of 63 degrees 51 minutes 49 seconds to the right and run Easterly for 362.22 feet to a point on the West right of way of a curved portion of Shelby County Road No. 68, said curve being concave Northeasterly and having a radius of 412.80 feet; thence turn an angle to the right and run Southeasterly along the said right of way through a central angle of 18 degrees 36 minutes for 134.01 feet (angle right to the 133.42 feet chord of 50 degrees 34 minutes 47 seconds) to the point of beginning of a tangent curve concave Westerly and having a radius of 25.00 feet; thence continue Southerly and Westerly through a central angle of 105 degrees 24 minutes 23 seconds for 45.99 feet to the end of said curve (said point being on the Northwest right of way of Hickory Hills Drive); thence run Southwesterly along the Northwest right of way of Hickory Hills Drive for 82.11 feet to a point on the South side of the SE 1/4 of the SW 1/4 of said Section 25; thence turn an angle of 33 degrees 18 minutes

43 seconds to the right and run Westerly along the South side of the said 1/4-1/4 for 467.73 feet back to the point of beginning.

Subject property is not the homestead of the grantor or his spouse.

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 \$0.00 executed and recorded simultaneously herewith.

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

IN WITNESS WHEREOF, Grantor has set his signature and seal on this 13th day of August, 2021.



Clint Channell

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Clint Channell, a married man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 13th day of August, 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	<u>Clint Channell</u>	Grantee's Name	<u>Nicholas Dabney</u>
Mailing Address	<u>8181 Highway 13</u> <u>Helena, AL 35080</u>	Mailing Address	<u>2122 Village Lane</u> <u>Calera, AL 35040</u>
Property Address	<u>50 Hickory Hills Lane</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>08/13/2021</u>
		Total Purchase Price	<u>\$ 32,000</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 <u>08/13/2021</u>	Print <u>Hyland Wehunt</u>
<u>Unattested</u>	Sign <u>[Signature]</u>
(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
08/13/2021 11:08:04 AM
\$60.00 JOANN
20210813000394630

Allen S. Bayl