

This Instrument was Prepared by:

Send Tax Notice To: Steven Tucker

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

935 Glaze Rd.
Vincent, AL 35178

File No.: MV-21-27550

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty One Thousand Dollars and No Cents (\$141,000.00)**, 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, **Kenneth L. White and Amy M. White, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steven Tucker**, (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

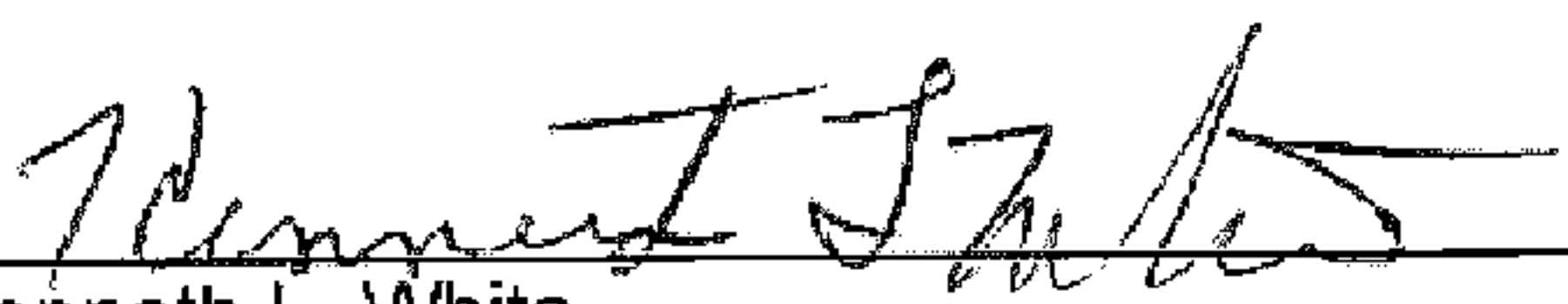
Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

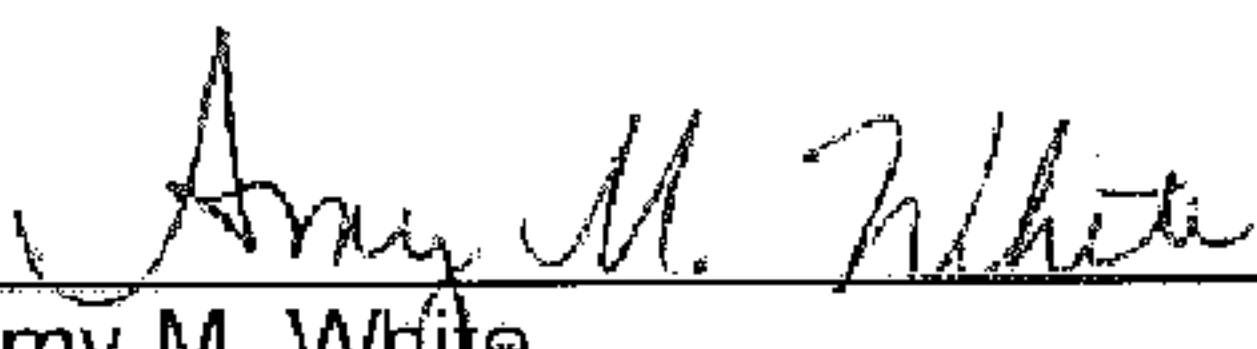
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 August, 2021.



Kenneth L. White



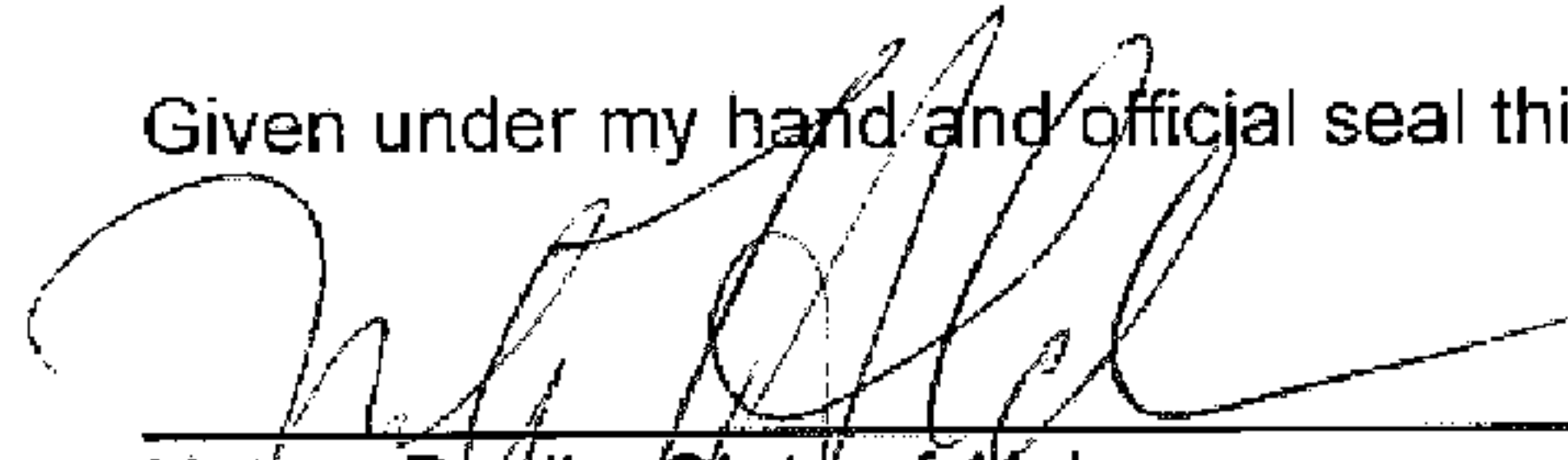
Amy M. White

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 Kenneth L. White and Amy M. 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 August, 2021.



Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024

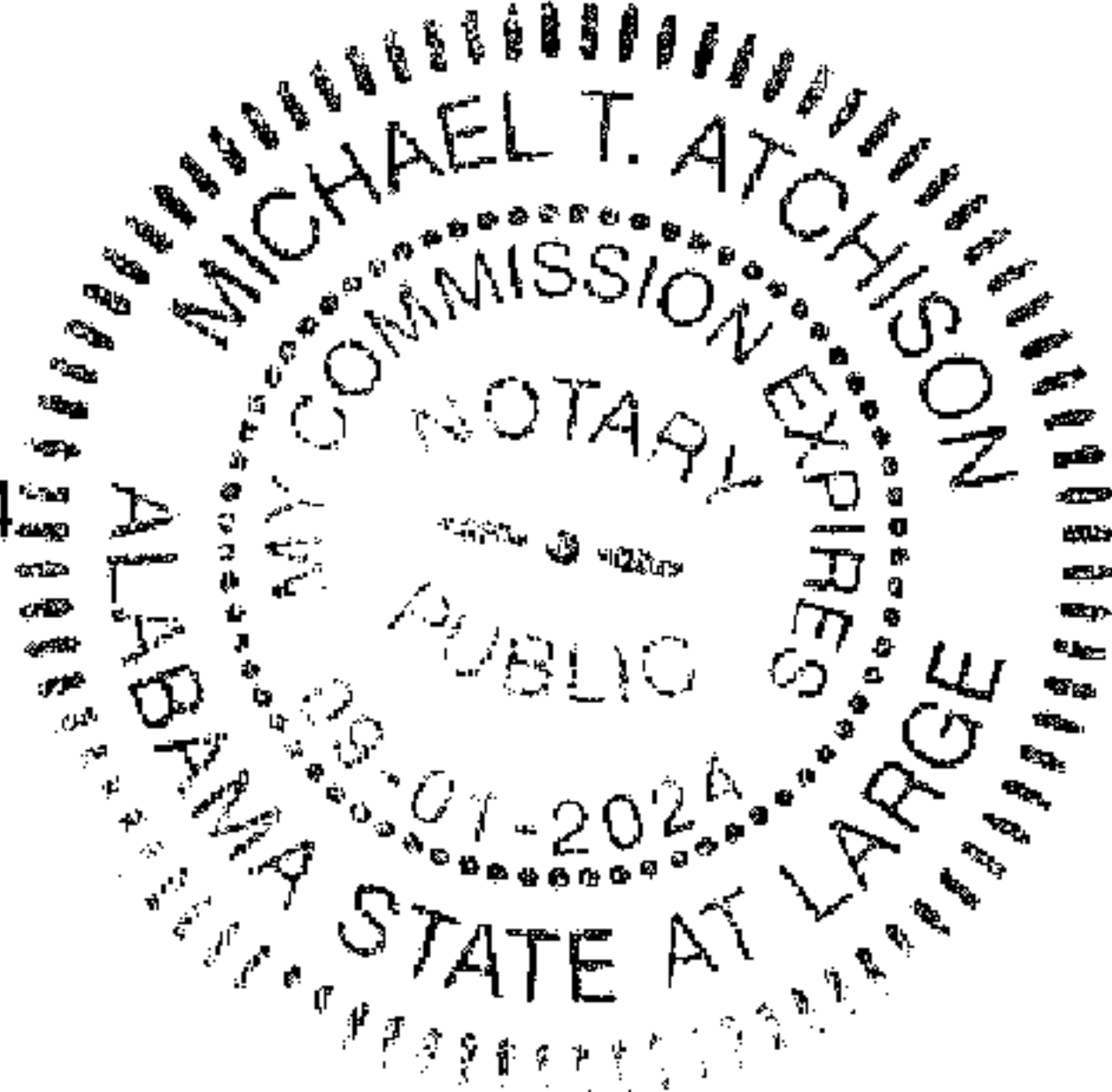


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of the E1/2 of Fraction "e", Section 29, Township 19 South, Range 3 East; thence run South along the East line of said Fraction "E", a distance of 592.20 feet to the Northeast margin of Glaze Ferry Road; thence turn an angle of 52 degrees 22 minutes 39 seconds to the left and run along said road a distance of 57362 feet; thence turn an angle of 3 degrees 03 minutes 02 seconds to the left and run a distance of 244.56 feet; thence turn an angle of 86 degrees 11 minutes 24 seconds to the right and run a distance of 98.50 feet; thence turn an angle of 8 degrees 34 minutes 22 seconds to the right and run a distance of 186.46 feet; thence turn an angle of 4 degrees 55 minutes 31 seconds to the right and run a distance of 127.09 feet; thence turn an angle 14 degrees 44 minutes 13 seconds to the right and run a distance of 194.98 feet; thence turn an angle of 4 degrees 57 minutes 03 seconds to the right and run a distance of 223.95 feet; thence turn an angle of 00 degrees 13 minutes 08 seconds to the right and run a distance of 99.51 feet to the point of beginning, being the Northwest corner of the Walter E. Ward lot; thence turn an angle of 85 degrees 31 minutes 59 seconds to the left and run along the West line of said Walter E. Ward Lot a distance of 175 feet; thence turn an angle of 86 degrees 25 minutes 55 seconds to the right and run a distance of 104.34 feet to a point; thence turn an angle of 03 degrees 33 minutes 57 seconds to the right and run a distance of 110.21 feet; thence run in a northwesterly direction, parallel to the West line of the Walter E. Ward lot as previously described and run a distance of 237.21 feet to a point; thence run in a southeasterly direction a distance of 232.5 feet to the point of beginning.

The North 15 feet of the above described property is reserved for road right of way.

LESS AND EXCEPT that portion of the above described property conveyed to Lawrence W. & Laura Frances by deed dated July 16, 1981 and recorded in Deed Book 334, Page 224, in Probate Office of Shelby County, Alabama.

NOTE: There is a mobile home located on this property.

Real Estate Sales Validation Form

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

Grantor's Name	Kenneth L. White Amy M. White	Grantee's Name	Steven Tucker
Mailing Address	<u>182 Old Ivy Rd</u> <u>Calera, AL 35540</u>	Mailing Address	<u>935 Glaze Rd.</u> <u>Vincent, AL 35178</u>
Property Address	<u>935 Glaze Rd.</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>August 12, 2021</u>
		Total Purchase Price	<u>\$141,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 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).

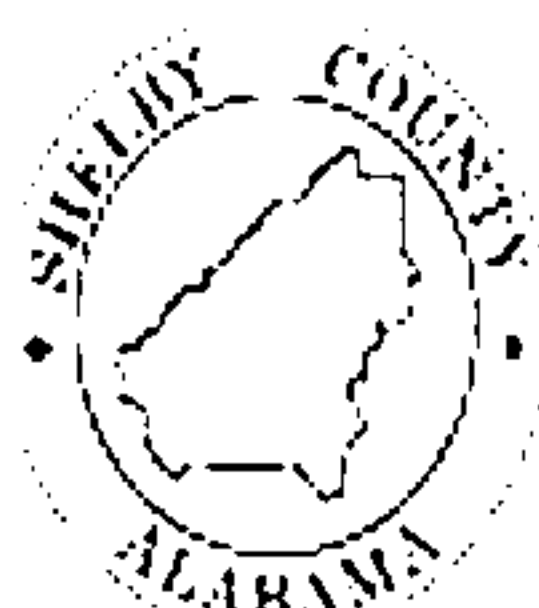
Date August 11, 2021

Print Kenneth L. White

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/13/2021 11:29:41 AM
\$169.00 JOANN
20210813000394760



Allie S. Boyd