



This instrument was prepared by:  
Ellis, Head, Owens, Justice & Arnold  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Alabaster Water Board  
P O Box 590  
Alabaster, AL 35007

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Five Thousand and 00/100 (\$25,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Darrell Allen, married, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Alabaster Water Board, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

**All of the N 1/2 of the NW 1/4 of the NE 1/4 lying West of the Railroad in Section 2, Township 21, Range 3, Shelby County, Alabama.**

Subject to taxes for 2021 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of Grantor or his respective spouse.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19<sup>th</sup> day of August, 2021.

Darrell Allen

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Darrell Allen, 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 this 19<sup>th</sup> day of August, 2021.

Notary Public

My Commission Expires: 9-12-23



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Darrell Allen  
Mailing Address 505 North Grande View Trail  
Maylene, AL 35114

Grantee's Name: Alabaster Water Board  
Mailing Address: P O Box 590  
Alabaster, AL 35007

Property Address: 1<sup>st</sup> Ave. West  
Alabaster, AL

Date of Sale 8-19-21  
Total Purchase Price \$ 25,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20210820000407100 2/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
08/20/2021 09:04:14 AM FILED/CERT

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.

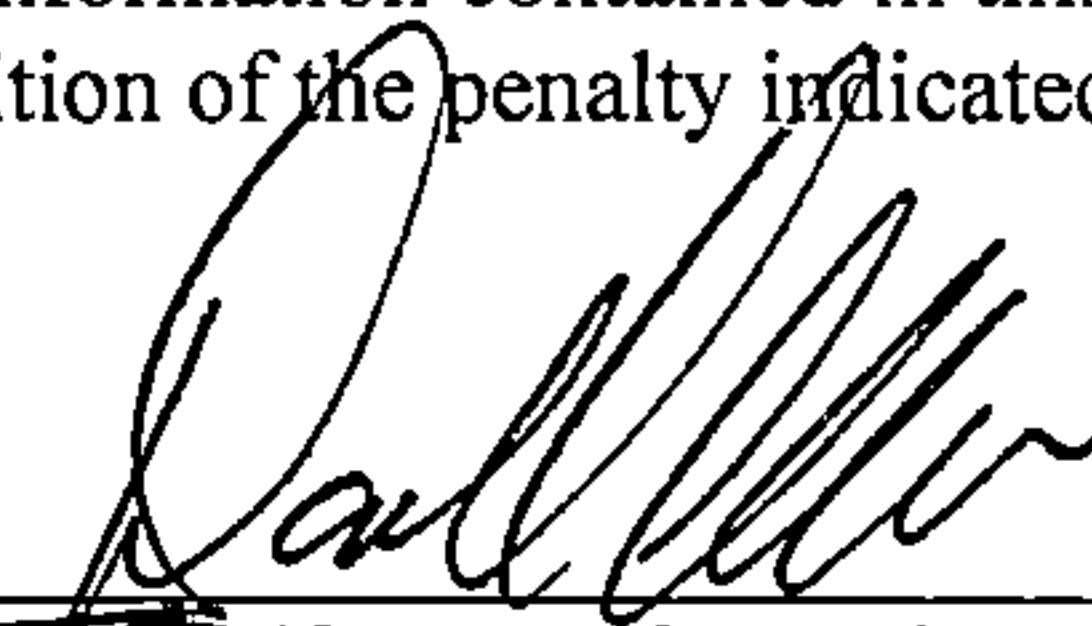
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 8-19-21

→ Sign   
(Grantor/Grantee/Owner/Agent) circle one

→ Print Darrell Allen

\_\_\_\_ Unattested

\_\_\_\_\_  
(Verified by)