

SEND TAX NOTICE TO:

Billie Jean McNeal

660 Joiner Town Road

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ELEVEN AND NO/100 DOLLARS (\$11.00) and love and affection, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged. I or we, BILLIE JEAN McNEAL and CHARITY SNOW, (herein referred to as grantors) do grant, bargain, sell and convey unto BILLIE JEAN McNEAL, VICKIE MIZZELL, CHARITY SNOW and BOBBY SNOW, JR. (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Northeast corner of the NW ¼ of the SE ¼ of Section 23, Township 21 South, Range 1 West, run Southwardly along the East line of said quarter-quarter a distance of 465.45 feet; thence right 83 degrees 40 min. a distance of 79.0 feet to the point of beginning of the property herein described; thence continue in a straight line a distance of 117.0 feet; thence left 75 degrees 28 min. a distance of 128.72 feet; thence left 88 degrees 30 min. a distance of 111.0 feet; thence left 90 degrees 41 min. a distance of 161.0 feet to the point of beginning. According to survey of Evander E. Peavy, Registered Land Surveyor, dated February 18, 1978.

Subject to easements and rights of way of record.

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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 25 day of June 2021.

Shelby County, AL 08/20/2021
State of Alabama
Deed Tax: \$.50

Billie Jean McNeal (SEAL)

Billie Jean McNeal

Charity Snow (SEAL)

Charity Snow

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Billie Jean McNeal and Charity Snow, 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 (they) executed the she (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of June 2021.

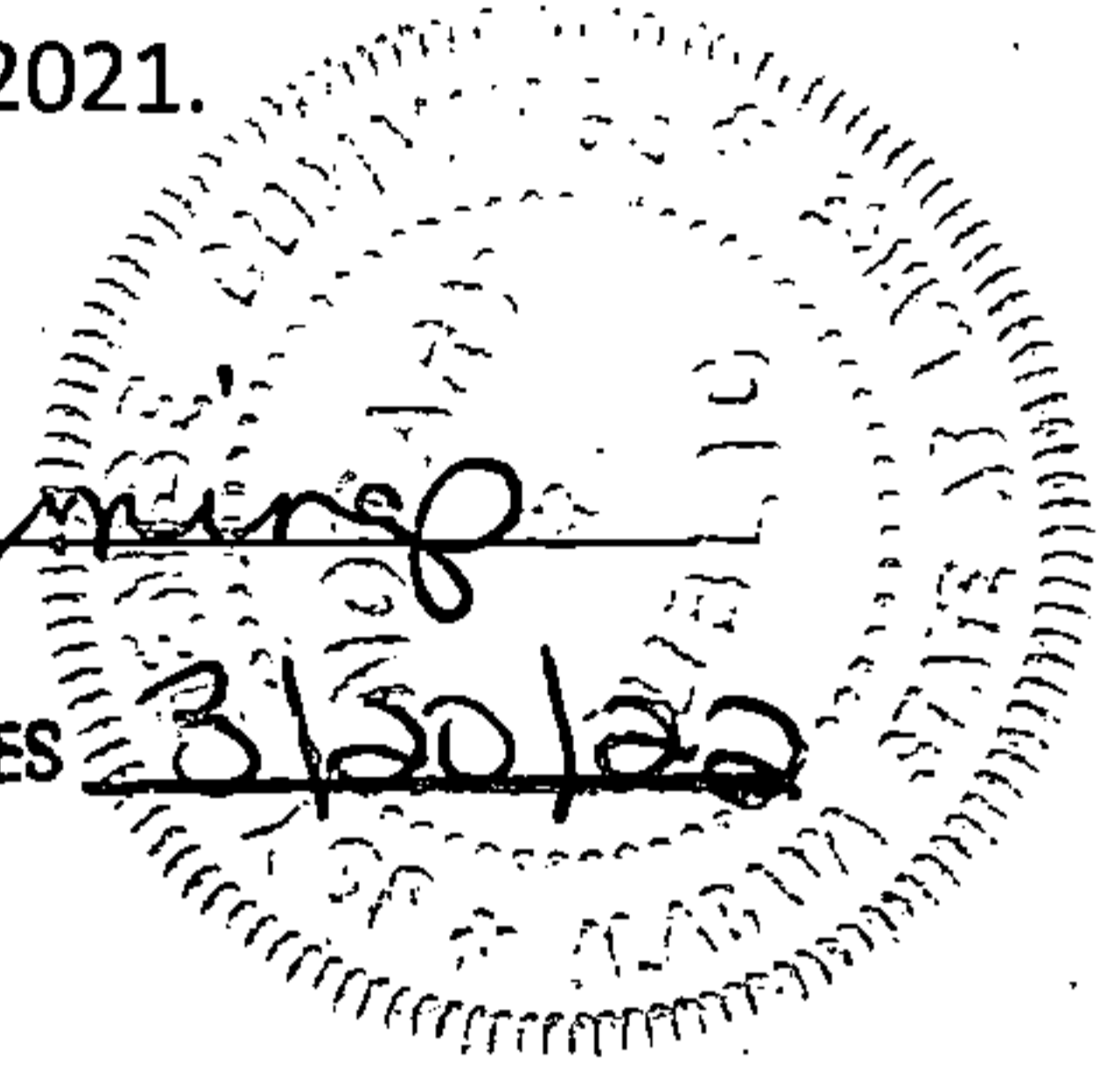
Joy Denise Cummings
Notary Public

MY COMMISSION EXPIRES

3/30/22



20210820000407590 2/3 \$30.50
Shelby Cnty Judge of Probate, AL
08/20/2021 11:22:15 AM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Billie Jean McNeal
 Mailing Address Charity Snow
666 Joinertown Rd
Columbiana, AL 35051

Grantee's Name Billie Jean McNeal
 Mailing Address Vickie Mizell
Charity Snow
Bobby Snow, Jr.
666 Joinertown Rd
Columbiana, AL 35051

Property Address 410 Industrial Pkwy
Columbiana, AL 35051

Date of Sale 6-25-2021

Total Purchase Price \$ 11.00

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)

☒ 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 6/25/21

Print Vickie Mizell

Unattested

Sign

Vickie Mizell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20210820000407590 3/3 \$30.50
 Shelby Cnty Judge of Probate, AL
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Form RT-1