

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Billy Franklin
171 Big Rock Dr.
Calera, AL
35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOURTY THOUSAND DOLLARS AND NO CENTS (\$40,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Shane Merrell and wife Robin Merrell (herein referred to as Grantors)** grant, bargain, sell and convey unto **Billy Franklin (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Lot 17, according to the Map of Shelby Shores, Inc. – the 1977 Sector, as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 7, Page 87

SUBJECT TO:

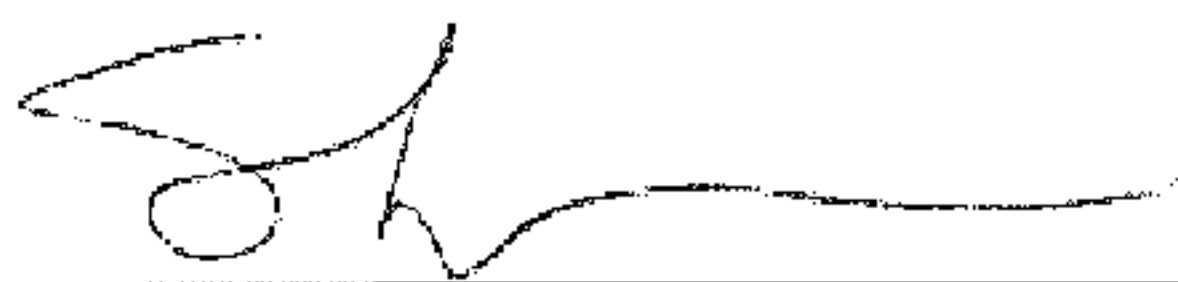
- 1. Ad valorem taxes due and payable October 1, 2021, which the Grantees will pay.
- 2. Easements, restrictions, rights of way, and permits of record

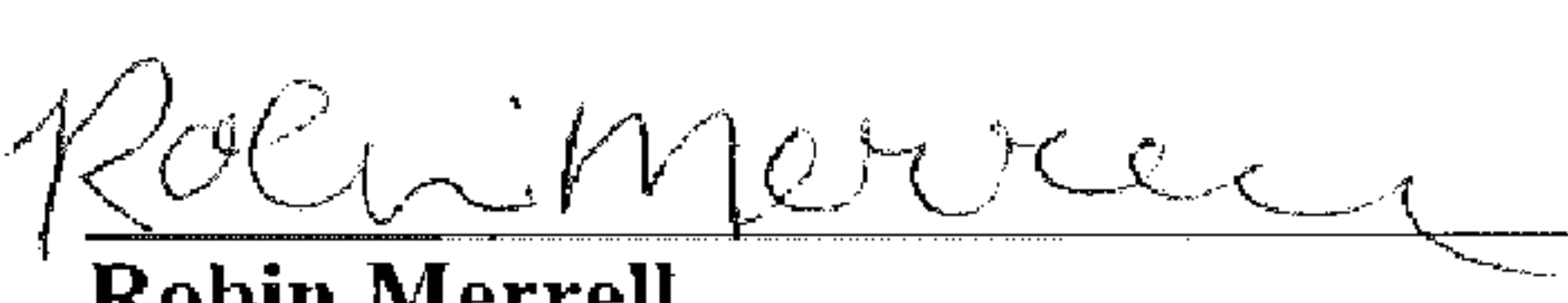
NOTE: Grantors herein are the Grantees in Inst. #20210820000407640, Shelby County, AL. Grantors in that deed were Randolph Mott Fowler, a married man, and The Estate of Conrad M. Fowler Jr. PR-2021-000624. The Estates of Conrad M. Fowler and Virginia Mott Fowler are of record in Tuscaloosa County, Alabama; being predecessors in title to the above-described property.

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 23rd day of September, 2021.

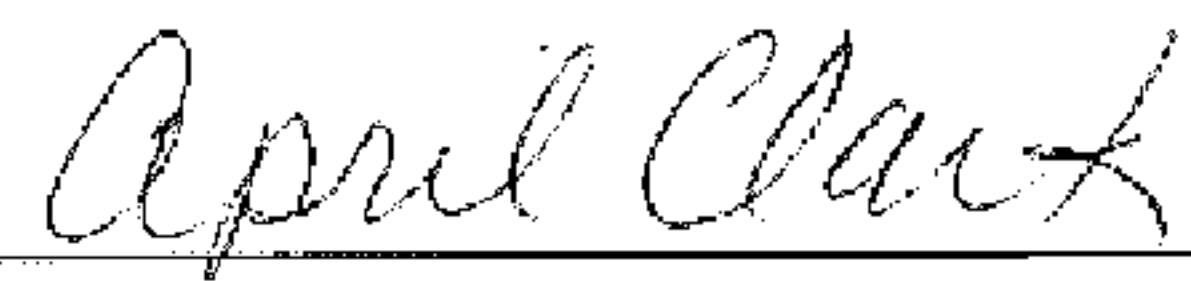

Shane Merrell

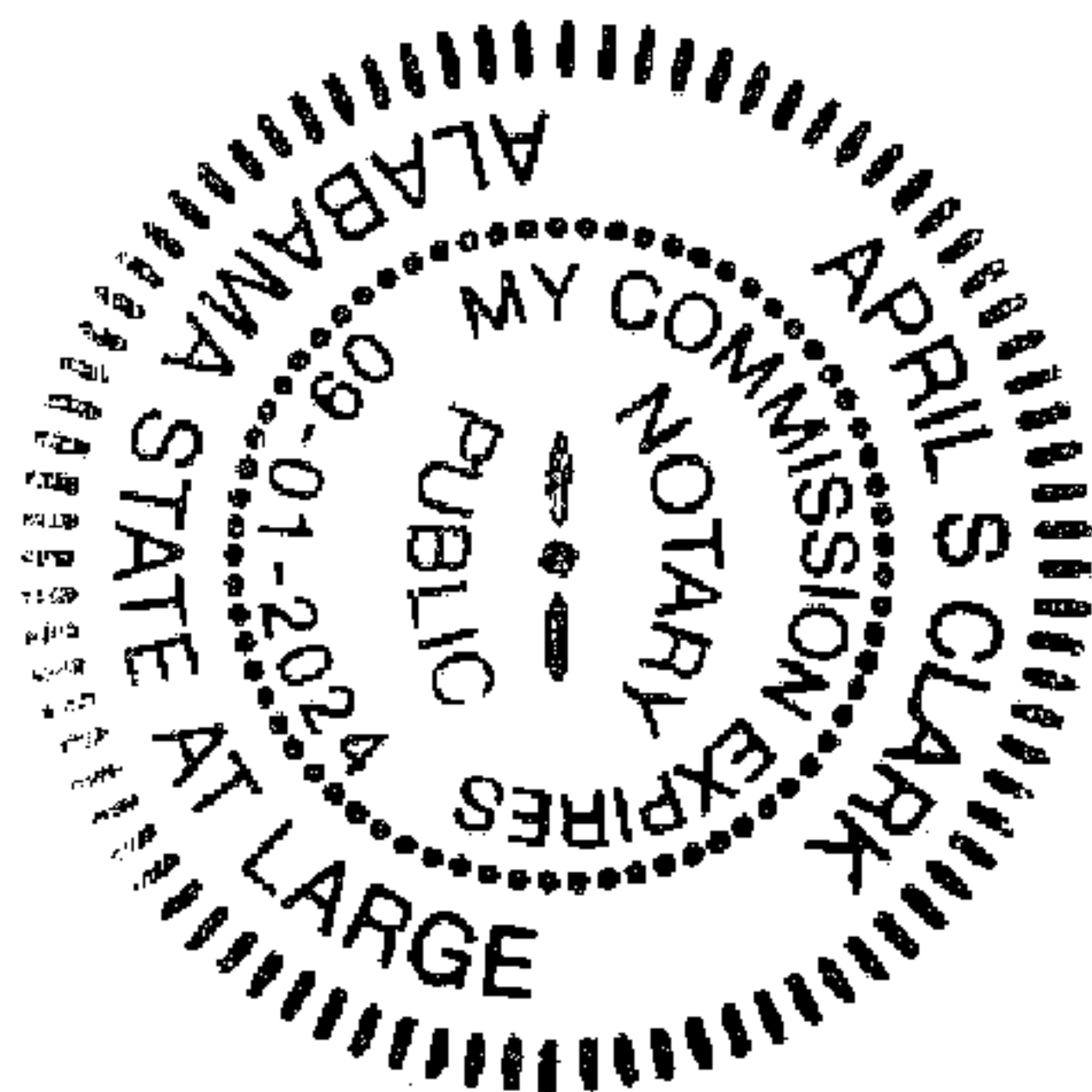

Robin Merrell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Shane Merrell and Robin Merrell**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September, 2021.


Notary Public
My Commission Expires: 9-1-2024



Real Estate Sales Validation Form

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

Grantor's Name Shane Merrell
 Mailing Address 64 5th Ave
Shelby AL 35143

Grantee's Name Billy Franklin
 Mailing Address 171 Big Rock Dr
Palmer, AL
35040

Property Address 117 Bentley Cir
Shelby, AL
35143

Date of Sale 9/23/21
 Total Purchase Price \$ 40,000

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/23/2021 03:12:36 PM
 \$65.00 JOANN
 20210923000465910

or
 Actual Value \$

or
 Assessor's Market Value \$

Ann S. Byrd

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 9/23/21

Print Shane Merrell

Unattested

Sign *Shane Merrell*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one