

THIS INSTRUMENT PREPARED BY:
JOSEPH R. FULLER
FULLER HAMPTON LLC
ATTORNEYS AT LAW
422 CHURCH STREET
ALEXANDER CITY, ALABAMA 35010

WARRANTY DEED

SEND TAX NOTICES TO:
535 Ferry Road
Columbiana, AL 35051

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred Dollars (\$100.00) and other valuable considerations to the undersigned GRANTORS **RICKEY CURREN AND, wife LYNN CURREN**, in hand paid by the GRANTEE, **KOBIE MICHELLE RAINBOLT**, the receipt whereof is acknowledged, we, the said GRANTORS, does hereby grant, bargain, sell and convey unto the said GRANTEE, the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land in the North ½ of the NE ¼ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 25; thence run South along the East section line 570.07 feet; thence turn right 90 degrees 00 minutes 00 seconds and run West 1211.69 feet to a point on the centerline of Beeswax Road; thence turn left 90 degrees 56 minutes 33 seconds and run South 329.49 feet; thence turn right 84 degrees 41 minutes 00 seconds and tun westerly 100.86 feet; thence turn left 18 degrees 21 minutes 13 seconds and run southwesterly 79.60 feet to the POINT OF BEGINNING; thence turn right 26 degrees 02 minutes 12 seconds and run westerly 172.10 feet; thence turn left 51 degrees 21 minutes 00 seconds and run Southwest 191.06 feet to a point on a counterclockwise curve on the northerly right of way of Shelby County Highway #28, said curve having a central angle of 18 degrees 30 minutes 55 seconds and a radius of 838.37 feet; thence turn left 107 degrees 44 minutes 20 seconds to the tangent of said curve and run southeasterly along the arc of said curve 270.92 feet to the point of tangent of said curve; thence northeasterly 205.51 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

Prior Deed Reference: Instrument No. 20170222000062290

TO HAVE AND TO HOLD to the said GRANTEE, Grantee’s heirs, executors, administrators, successors and assigns forever.

AND THE GRANTORS, do for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, the heirs, executors, administrators, successors and assigns of said Grantee, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful

right to sell and convey the said real property; that the Grantors are in a quiet and peaceable possession of said real property; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and the Grantors do WARRANT AND WILL FOREVER DEFEND the title to said real property, and the possession of said GRANTEE, Grantee's heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals,
on this 14 day of September, 2021.

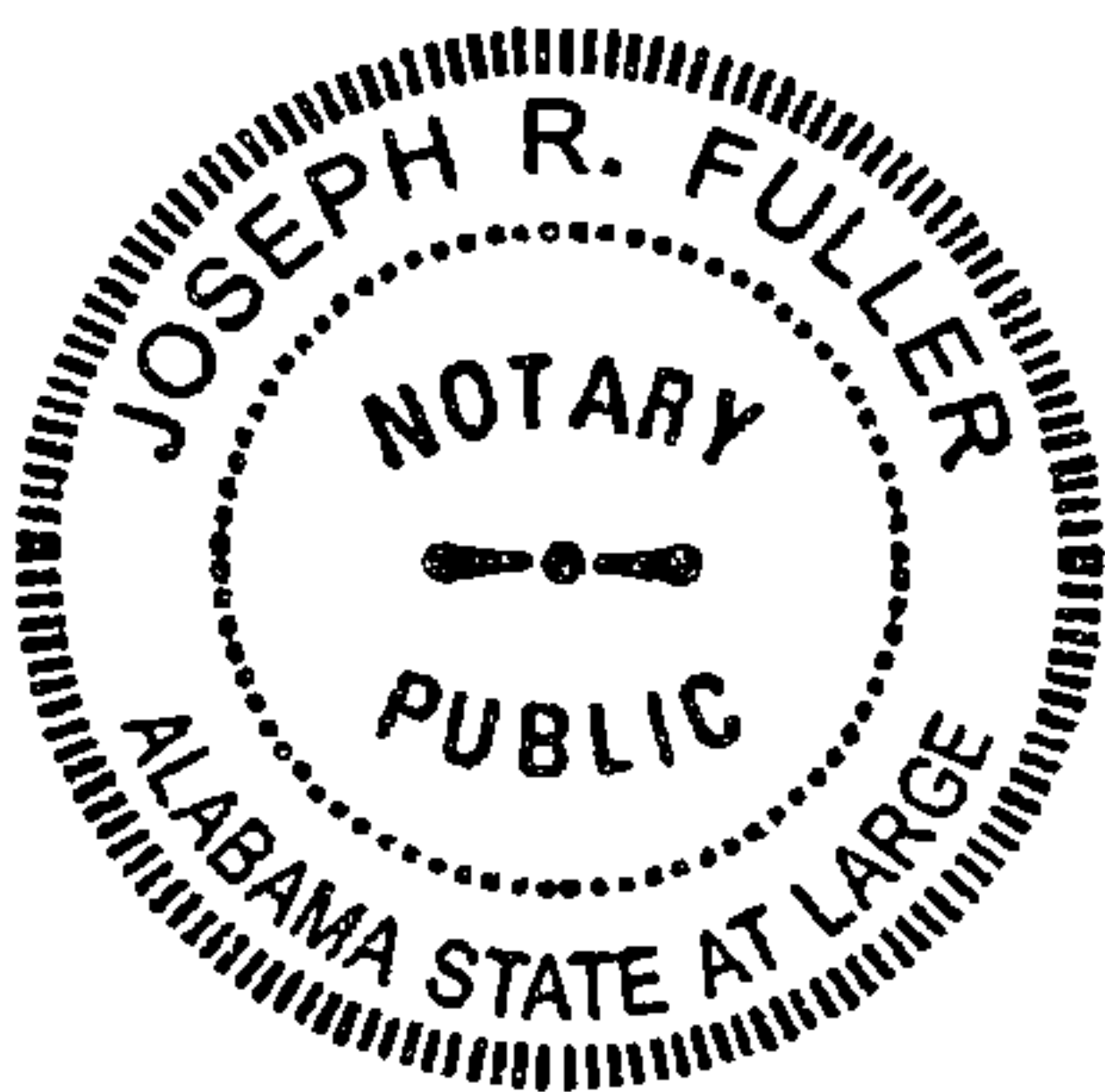

RICKEY CURREN


Lynn Curren By Her A.I.F.
LYNN CURREN
Ricky Curren

STATE OF ALABAMA)
)
COUNTY OF Talladega)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **RICKEY CURREN AND LYNN CURREN**, 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 14 day of September, 2021.




 NOTARY PUBLIC
 My Commission Expires: 4/13/24

\$117,370.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Rickey Curren & Lynn Curren
 Mailing Address 9579 Highway 51
Sterrett, AL 35147

Grantee's Name Kobie Michelle Rainbol
 Mailing Address 535 Ferry Rd
Columbiana, AL 35051

Property Address 535 Ferry Rd
Columbiana, AL 35051

Date of Sale 09/14/2021

Total Purchase Price \$ 121,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/24/2021 10:08:08 AM
 \$32.00 JOANN
 20210924000466520

Allen 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 09/14/2021

Print

Beverly Colney

Sign

Beverly Colney

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)