


This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:

This instrument was prepared without benefit of title insurance.

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED


20210924000466700 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
09/24/2021 11:10:16 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred and 00/100 Dollars (\$500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Karen Alley f/k/a Karen R. Vernon, a married person, Karen Alley f/k/a R. Vernon, as Trustee for Stormy J. Harris and Karen Alley f/k/a Karen R. Vernon as Trustee for Skylar S. Harris, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Karen Alley, Stormy J. Harris, and Skylar S. Harris, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

NOTE: Property is not homestead for grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 22 day of March, 2021 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Karen Alley (L.S.)
Karen Alley
Individually and as Trustee

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Karen Alley, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22 day of March, 2021.

ANGELA TUBBS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 21, 2024

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 4/21/24

Exhibit A



20210924000466700 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
09/24/2021 11:10:16 AM FILED/CERT

Part of the NW 1/4 Sec 23, TWP 21 S; R 3 W Shelby Co. Ala., being more particularly described as follows: From the NE corner of lot 8 block 5, Green Valley 2nd Sector as recorded in Map Book 6 Page 21 Probate office of Shelby County, run in a Southern direction a distance of 163 feet along east line of Lot 8 Block 5, thence turn an angle to the left and run in an easterly direction along an extension of the South line of said Lot 8 Block 5 for a distance of 99.56 feet, thence turn an angle to the left and run Northerly along the extended line of Lot 10 Block 5 a distance of 139.06 feet to the Southeast corner of said Lot 10, thence turn an angle to the left and run Westerly along South line of said Lot 10 a distance of 113 feet to the South west corner of said Lot 10, thence turn an angle to the left and run along the ROW of Mardis Lane 52 feet more or less to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Karen Alley
Mailing Address 7904 Al. Hwy 191
Maplesville Al. 36750

Grantee's Name Karen Alley
Mailing Address 7904 Al. Hwy 191
Maplesville, Al. 36750

Property Address Empty lot
N/A
Green Valley Sub.

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 60,900.00

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 Clear Title

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 Sept. 24 2021

Print Karen Alley

Unattested

Sign Karen Alley
(Grantor/Grantee/Owner/Agent) circle one



20210924000466700 3/3 \$35.00
Shelby Cnty Judge of Probate, AL
09/24/2021 11:10:16 AM FILED/CERT