



This Instrument Prepared by:
Grace Graham
PO Box 587
Columbiana, AL 35051

STATE OF ALABAMA ()
SHELBY COUNTY ()

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration for ONE DOLLAR AND NO/100 (\$1.00) Dollars in hand paid to JAMES GRAHAM (hereinafter referred to as "Grantor"), a widowed man, by SCARLET SABRINA HUGHES (hereinafter referred to as "Grantee), a divorced woman, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land located in the Southwest Quarter of the Northeast Quarter of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as commencing at the Southeast corner of the Southwest Quarter of the Northeast Quarter, said Section 35; thence South 88° 56' West along the South line of said forty, 450.0 feet to the place of beginning; thence from the place of beginning and continuing South 88° 56' West along the South line of said forty 210.0 feet; thence North 0° 40' West and parallel to the East line of said forty 210.0 feet; thence North 88° 56' East and parallel to the South line of said forty 210.0 feet; thence S 0° 40' East and parallel to the East line of said forty 210.0 feet to the place of beginning.

Subject, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEE, her heirs and assigns, forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.



20210927000469490 2/3 \$60.50
Shelby Cnty Judge of Probate, AL
09/27/2021 01:30:39 PM FILED/CERT

IN WITNESS WHERE, GRANTOR has hereunto set GRANTOR'S hand and seal, this 16th
day of September, 2021.

James Graham
James Graham

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Graham, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September, 2021.

Jimmy L. Seale
Notary Public

My commission expires: 09-09-2023



Real Estate Sales Validation Form

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

Grantor's Name James Graham
Mailing Address 191 Renes Road
Columbiana, AL 35051

Grantee's Name Scarlet Sabrina Hughes
Mailing Address 110 Renes Road
Columbiana, AL 35051

Property Address 110 Renes Rd
Columbiana, AL 35051

Date of Sale 9/16/2021
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$32,230



20210927000469490 3/3 \$60.50
Shelby Cnty Judge of Probate, AL
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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 Tax Assessor's Office

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 09/27/2021

Print Grace Graham

Unattested

Sign

Handwritten signature of Grace Graham

(verified by)

(Grantor/Grantee/Owner/Agent) circle one