



20211008000491510 1/3 \$28.00
Shelby Cnty. Judge of Probate, AL
10/08/2021 10:52:03 AM FILED/CERT

SEND TAX NOTICE TO:

William Marquis Woods and Makeya Winston
297 Nottingham Drive
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100711

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Twenty Four Thousand Five Hundred and 00/100 Dollars (\$224,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Samuel B. Powell, an unmarried man**, whose address is 237 Grande View Lane, Maylene, AL 35114 (hereinafter "Grantor", whether one or more), by **William Marquis Woods and Makeya Winston**, whose address is 297 Nottingham Drive Calera AL 35040 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **William Marquis Woods and Makeya Winston, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **297 Nottingham Dr, Calera, AL 35040, to-wit:**

Lot 117, according to the Final Plat of Nottingham, Phase 2, as recorded in Map Book 31 Page 62 in the Office of the Judge of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$224,500.00 executed and recorded simultaneously herewith. Also subject to a second mortgage in the amount of \$6,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has 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, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

20211008000491510 10/08/2021



20211008000491510 2/3 \$28.00
Shelby Cnty Judge of Probate, AL
10/08/2021 10:52:03 AM FILED/CERT


IN WITNESS WHEREOF, Grantor has set his signature and seal on this 30th day of September, 2021.


Samuel B. Powell

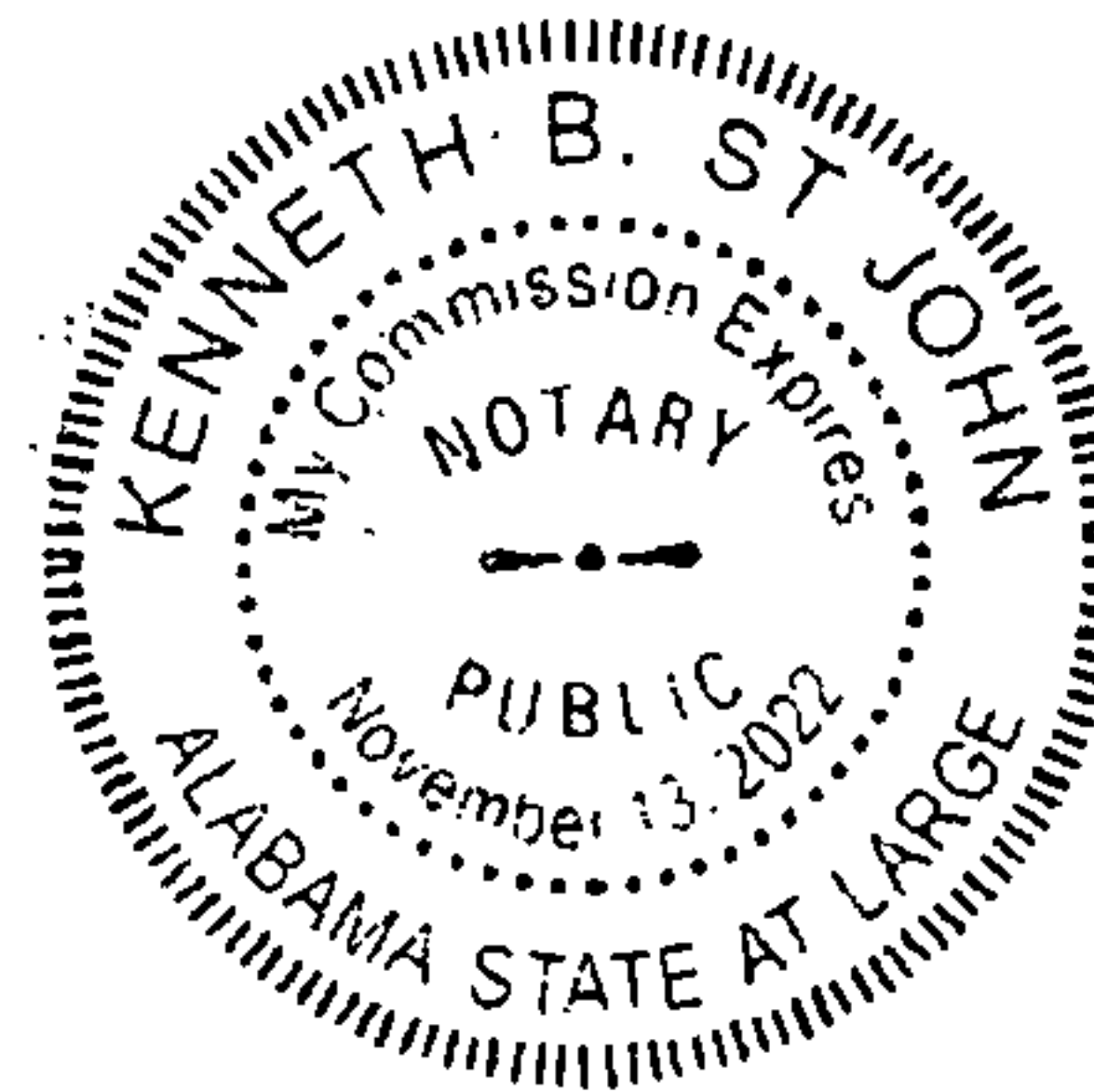
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Samuel B. Powell, an unmarried man, 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 he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this 30th day of September, 2021.
Given under my hand and official seal on this 30th day of September, 2021.


Notary Public: Kenneth B. St. John

My Commission expires: 11/13/2022



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

Grantor's Name Samuel R. Powell
 Mailing Address 237 Grande View Lane
Maylene, AL 35114

Grantee's Name William Marquis Woods & Makeya Winston
 Mailing Address 297 Nottingham Drive
Calera, AL 35040

Property Address 297 Nottingham Drive
Calera, AL 35040

Date of Sale 09/30/2021
 Total Purchase Price \$224,500

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 10/7/2021

Print Hyland Wehunt

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL



20211008000491510 3/3 \$28.00
 Shelby Cnty Judge of Probate, AL
 10/08/2021 10:52:03 AM FILED/CERT

Allen S. Bayl

