

20211116000552220
11/16/2021 03:37:33 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Thirty-Nine Thousand Nine Hundred and No/100 Dollars (\$139,900.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Chasity A. Bonin, a married person** (herein referred to as grantors), grant, bargain, sell and convey unto **Tabatha Hunt** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

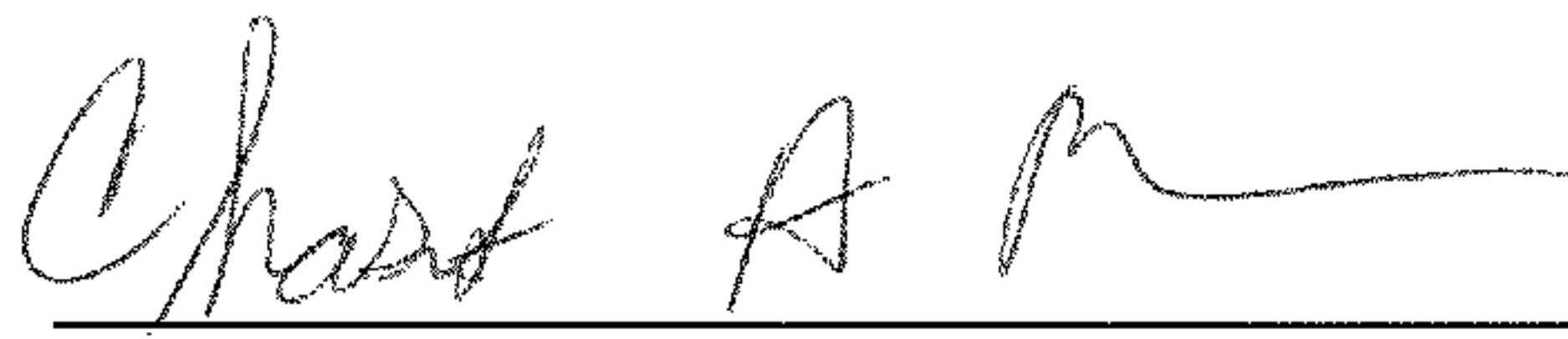
The West Half of Lots 17, 18, 19, 20, 21 and 22, all in Block 30, according to the Survey of Dunstan's Map of the Town of Calera, said land being more particularly described as follows: Begin at the point where the South line of 9th Avenue crosses East line of 13th Street and run East along South line of 9th Avenue 75 feet; thence South and parallel with 13th Street 150 feet; thence West and parallel with 9th Avenue 75 feet to the East line of 13th Street; thence North along same 150 feet to the point of beginning, being situated in Shelby County, Alabama.

For ad valorem tax purposes only, the address to the above-described property is 1263 9th Avenue, Calera, AL 35040. This property is not the homesteaded residence of the grantor.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 15 day of November, 2021.

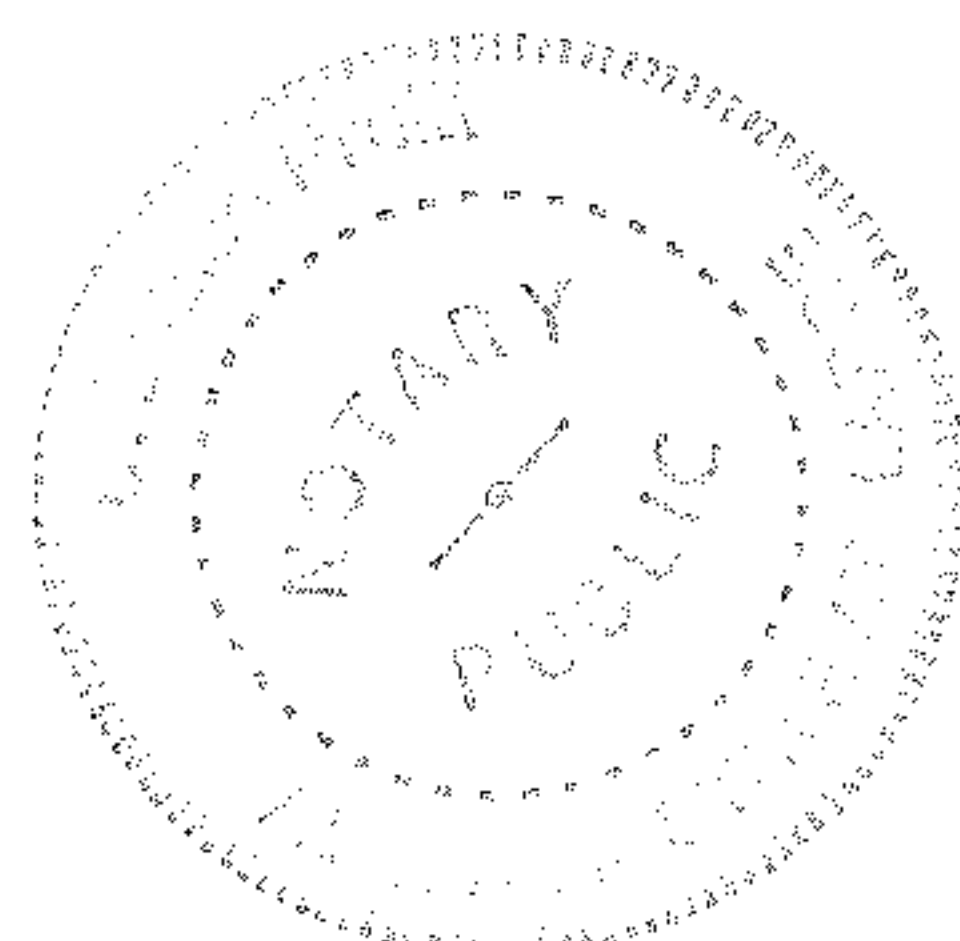


Chasity A. Bonin

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Chasity A. Bonin**, 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 and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 15 day of November, 2021.





NOTARY PUBLIC
D. LOUISE PRUITT
My Commission Expires:
D. LOUISE PRUITT
My Commission Expires 04-02-2024

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/16/2021 03:37:33 PM
 \$36.00 KIMBERLY
 20211116000552220

Allie S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Chasity A Bonin
 Mailing Address 190 Co Rd 111
Montevallo, AL 35115

Grantee's Name Tabatha Hunt
 Mailing Address 7269 Highway 10
Montevallo, AL 35115

Property Address 1263 9th Avenue
Calera, AL 35040

Date of Sale 11/15/2021
 Total Purchase Price \$ 139,900.00
 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 _____

Print Leanne G Ward

☐ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1