



20211119000558050 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
11/19/2021 10:02:13 AM FILED/CERT

Parcel I.D. #: 27-4-20-2-003-027-000

Send Tax Notice To: Steve L. McKenzie
P.O. Box 716
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Twenty Thousand Dollars and 00/100 (\$ 20,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Earnest Worthey, a married man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Steve McKenzie**, hereinafter known as the GRANTEE;

Lot 7 and 8 fronting Ralph Street 50 feet each running back 150 feet, according to a map and survey of Almont Subdivision, dated 07 April, 1947 by R.J. McMillen, surveyor for Ralph Smitherman, owner, and recorded 08 April, 1947, at Map Book 3, Page 74 of the Shelby County Probate Records.

Subject to any and all easements, rights of way and restrictions of record.

THE ABOVE DESCRIBE PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

The legal description was provided by the GRANTOR and was taken from that certain instrument recorded in as Instrument # 1993-19969 in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared with the benefit of a title search conducted by Shleby County Abstract & Title Company, Inc., under commitment number S-21-27639 and a survey was not performed.

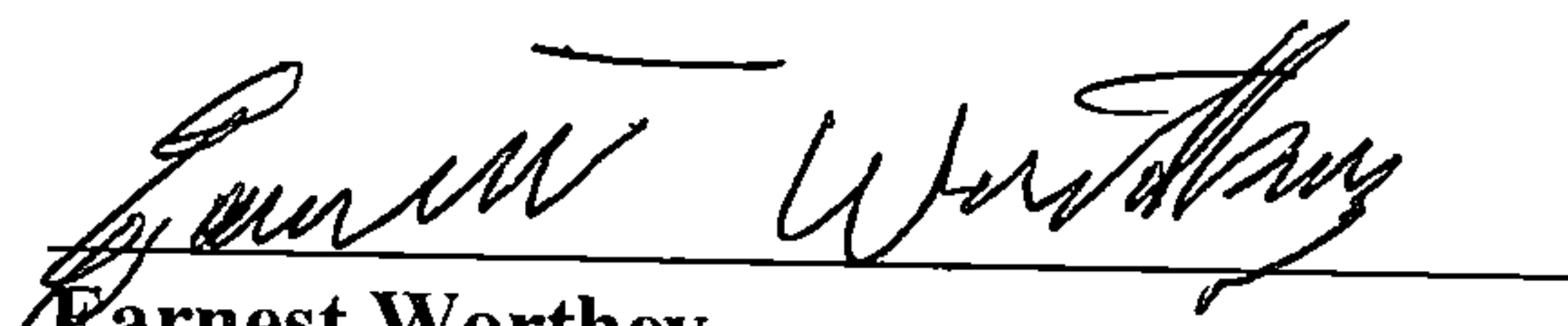
TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right

Shelby County, AL 11/19/2021
State of Alabama
Deed Tax: \$20.00

to sell and convey he same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 16 Day of Sept., 2021.


Earnest Worthey
GRANTOR

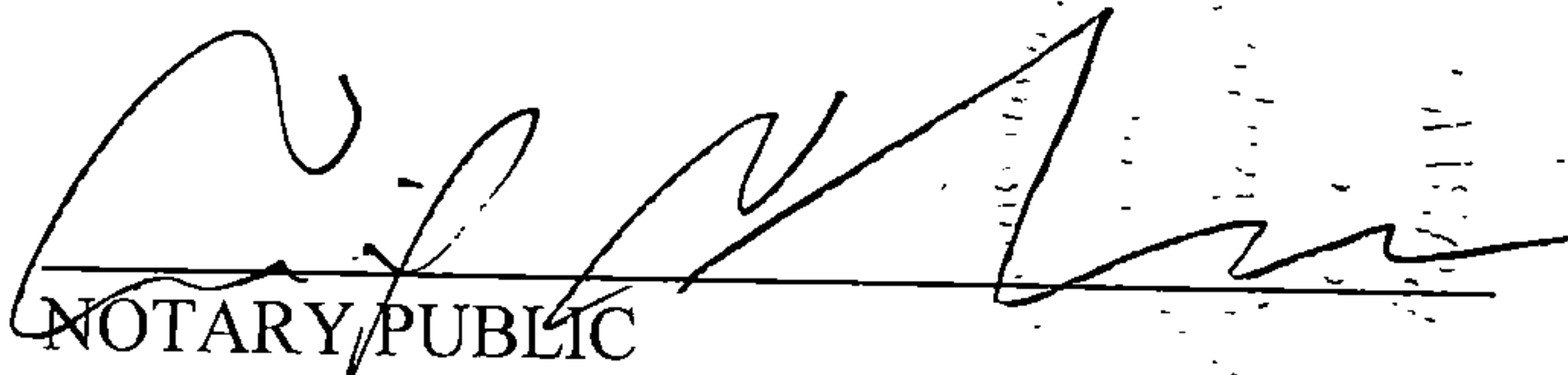


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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Earnest Worthey*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 16 Day of Sept., 2021.


NOTARY PUBLIC
My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.

Real Estate Sales Validation Form

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

Grantor's Name Ernest Worthy
Mailing Address 165 Hwy - 204
Montevallo, AL 35115

Grantee's Name Steve L. McKenzie
Mailing Address P.O. Box 716
Montevallo, AL 35115

Property Address 70 Andrew Dr.
Altmont, AL 35115

Date of Sale 9/16/21
Total Purchase Price \$ 20,000.00

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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 9/16/21

Print Ernest Worthy

Sign Ernest Worthy

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



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