

WARRANTY DEED

STATE OF ALABAMA)	Send Future Tax Notices to:
)	Thurman Stacey, Jr.
COUNTY OF SHELBY)	and Ivy Stacey
)	6021 Woodvale Ct
)	Helena, AL 35080-3950

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, Thurman Stacey, Jr. and Ivy Stacey, husband and wife and Dan H. Box, Jr., as joint tenants with right of survivorship, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey to Thurman Stacey, Jr. and Ivy Stacey, husband and wife, ., as joint tenants with right of survivorship, herein referred to as Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

The Land referred to herein below is situated in the City of HELENA, County of SHELBY, State of Alabama, and is described as follows:

LOT 21, ACCORDING TO THE SURVEY OF WOODVALE, AS RECORDED IN MAP BOOK 12, PAGE 21 & 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO THURMAN STACEY, JR. AND DAN H. BOX, JR., AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM DONALD A. DUNCAN AND WIFE, LYN W. DUNCAN, BY DEED DATED NOVEMBER 30, 2017 AND RECORDED NOVEMBER 30, 2017 AS INSTRUMENT NO. 20171130000429820 OF OFFICIAL RECORDS.

APN: 13-8-27-1-002-021-000

FMV: \$238,200.00

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

And the said Grantor(s), for him/herself, his/her heirs, executors and administrators do hereby covenant with the Grantees, their heirs and assigns, that the Grantor is lawfully seized in fee simple of the premises above conveyed, and that the Grantor has full power, authority and right to convey the same; that said premises are free from all liens and encumbrances, and that the

Grantor will forever warrant and defend the said premises and the title thereto against lawful claims of all persons, whomsoever.


This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

This document was prepared with information furnished by the parties involved. The preparer makes no representation as to title or accuracy of the property description used herein.

Legal description was taken from previous deed. No survey was obtained.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

[Signatures on following pages]

 JR.

GRANTOR – Thurman Stacey, Jr.

STATE OF Alabama :

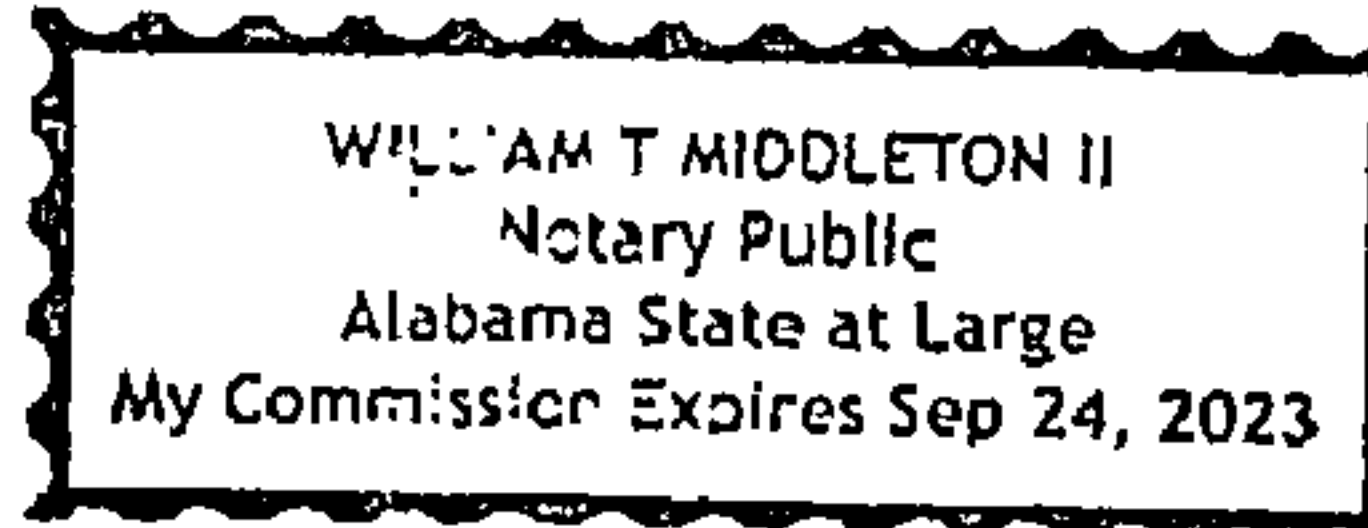
COUNTY OF Shelby :

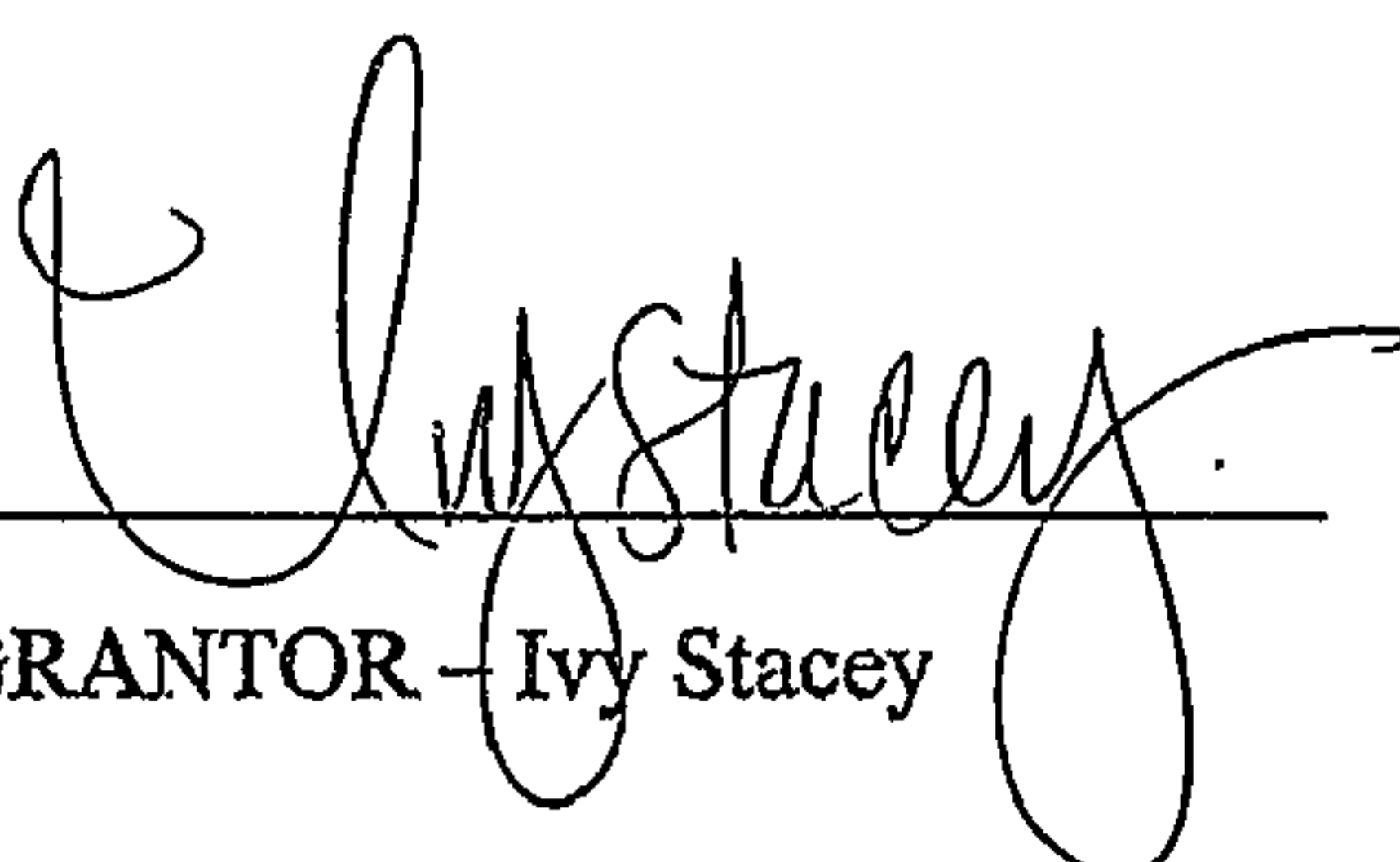
On this 22 day of October, 2020, before me, personally appeared Thurman Stacey, Jr., to me personally known or who proved to me to be the person(s) described herein, and who, upon oath, acknowledged that each executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and notarial seal this 22 day of October, 2020.


William T. Middleton II
NOTARY PUBLIC

My Commission Exp: 9/24/2023




GRANTOR - Ivy Stacey

STATE OF Alabama :

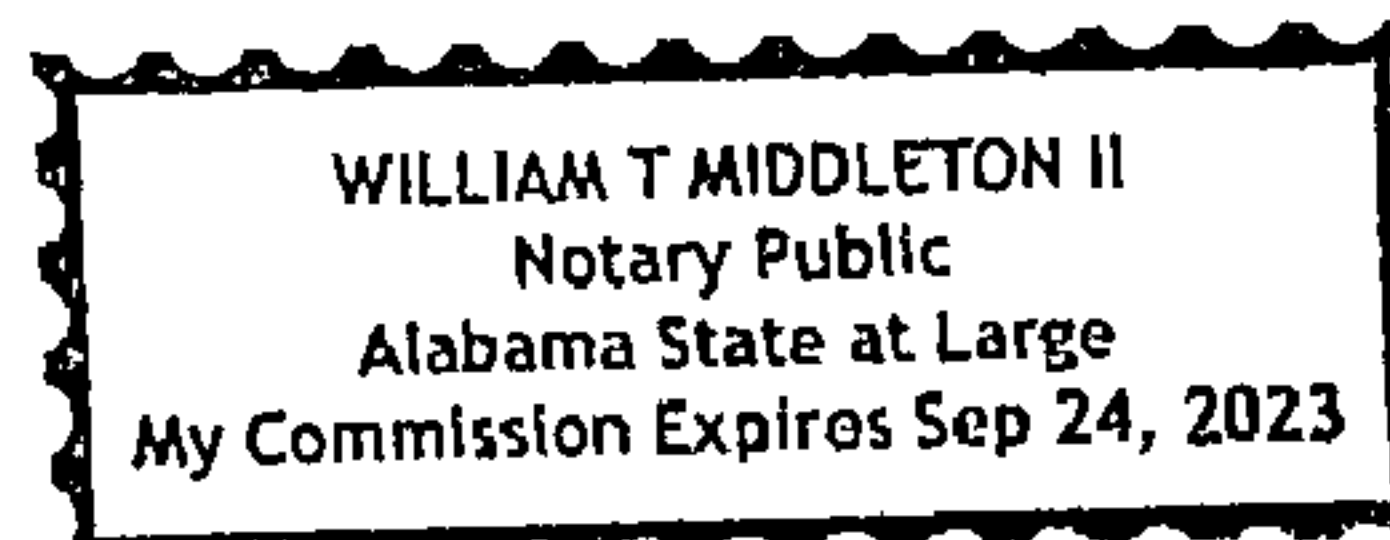
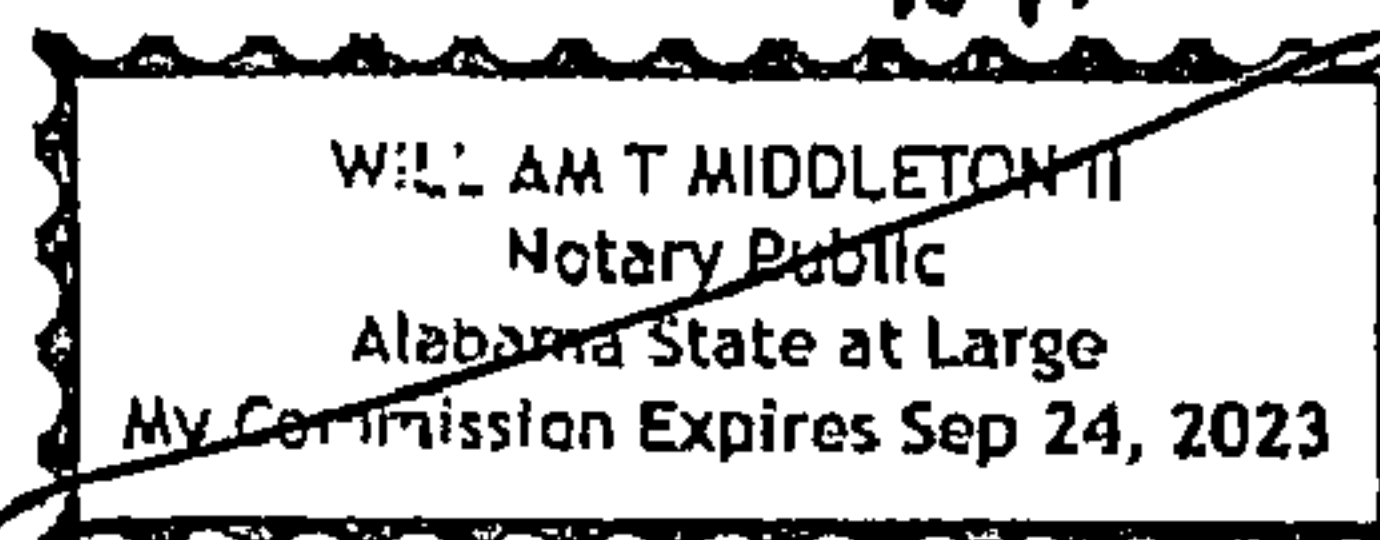
COUNTY OF Shelby :

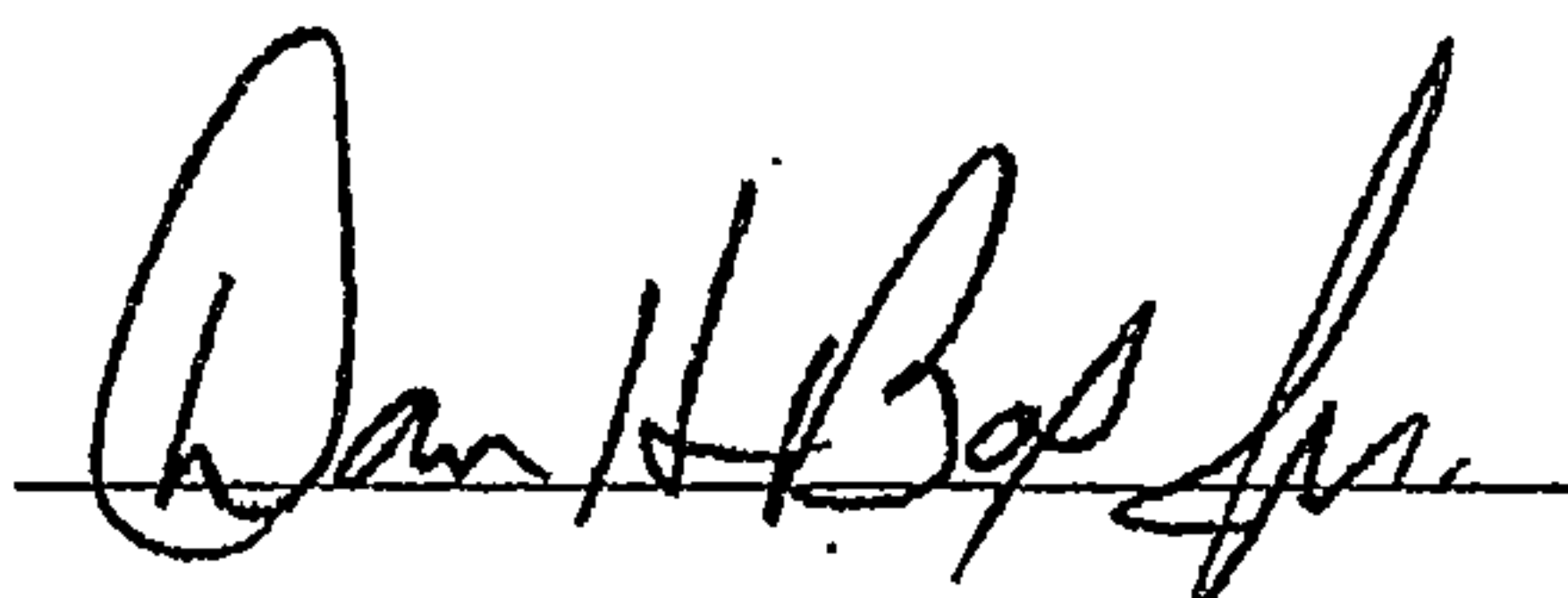
On this 22 day of October 2020, before me, personally appeared Ivy Stacey, to me personally known or who proved to me to be the person(s) described herein, and who, upon oath, acknowledged that each executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and notarial seal this 22 day of October, 2020.


William T. Middleton II
NOTARY PUBLIC

My Commission Exp: 9/24/2023





GRANTOR – Dan H. Box, Jr.

STATE OF Alabama
COUNTY OF Wilke :

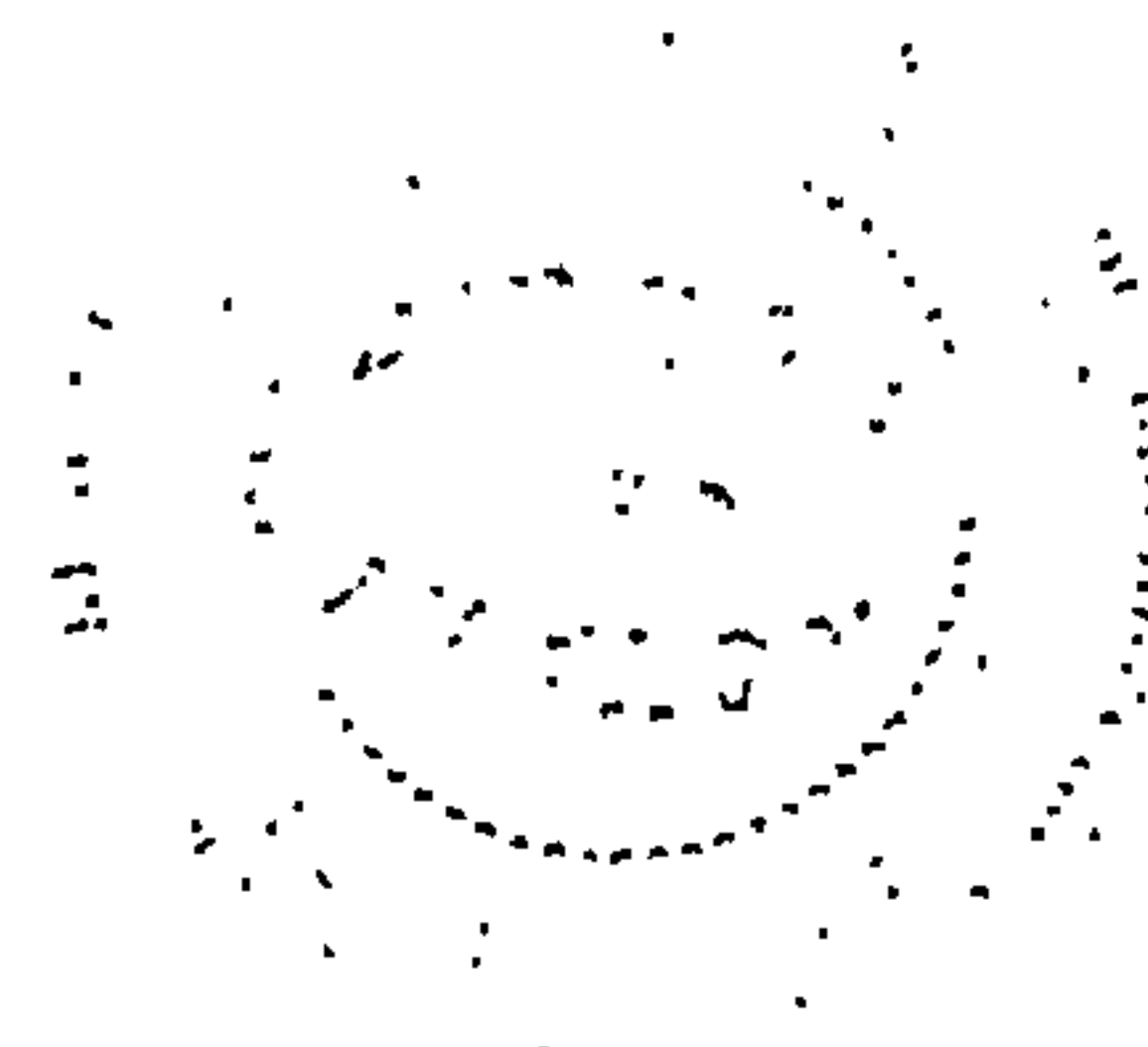
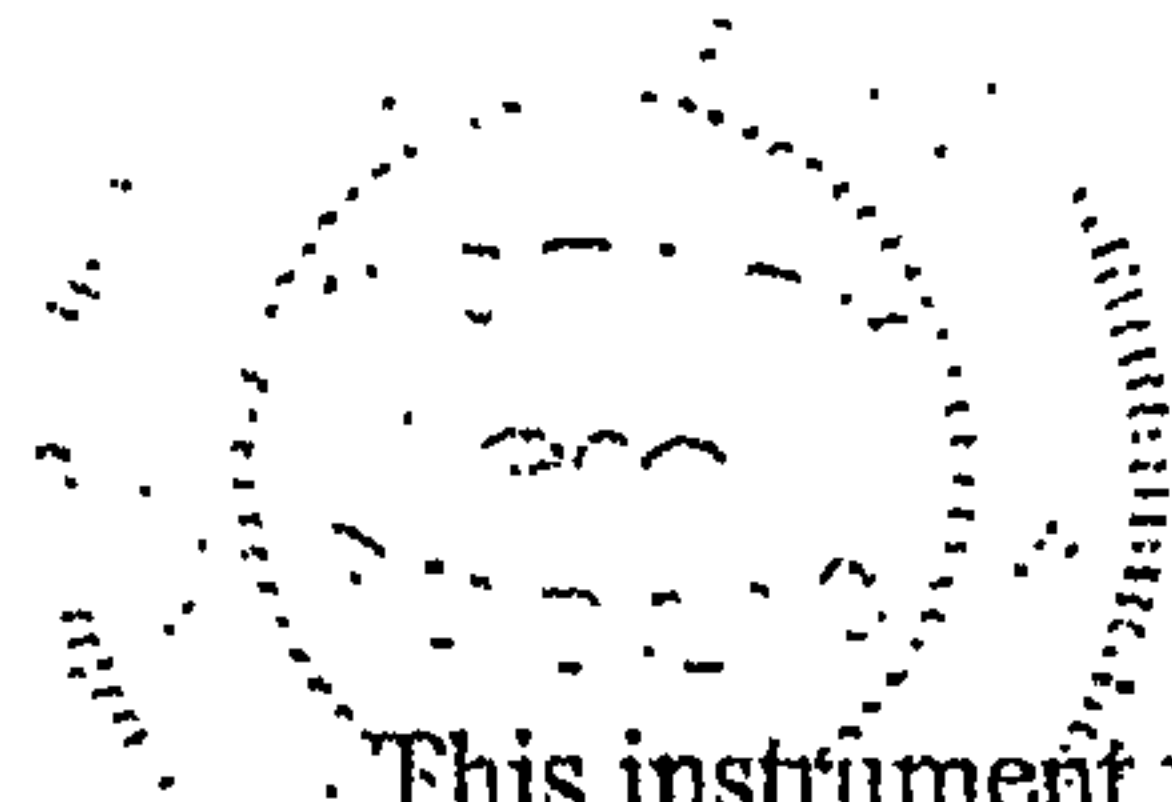
On this 15 day of Sept, 2020, before me, personally appeared Dan H. Box, Jr., to me personally known or who proved to me to be the person(s) described herein, and who, upon oath, acknowledged that each executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and notarial seal this 15 day of September 2020.



NOTARY PUBLIC

My Commission Exp: 6/7/22



This instrument was prepared by:
Bill W. Pemerton, Esq. (AL Bar ID: PEM002)
735 Broad Street, Suite 306
Chattanooga, TN 37402

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

Grantor's Name Thurman Stacey, Jr., Ivy Stacey, & Dan H. Box, Jr.
 Mailing Address 6021 Woodvale Ct
Helena, AL 35080

Grantee's Name Thurman Stacey, Jr. and Ivy Stacey
 Mailing Address 6021 Woodvale Ct
Helena, AL 35080

Property Address 6021 Woodvale Ct

Date of Sale 09/15/2020

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 11/19/2021 04:09:15 PM
 \$117.50 JOANN
 20211119000559510

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ **238,200.00**

1/3 of FMV \$79,400.00

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

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 09/15/20

Print Dan H. Box Jr.

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1