

20211203000577380
12/03/2021 09:06:38 AM
DEEDS 1/5

Return to:
Kelli Melissa Gay and Michael Keith Gay
106 Johnson Street
Columbiana, AL 35051

Order Number:
71612192 - 7968021

WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
106 Johnson Street
Columbiana, AL 35051

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **KELLI MELISSA GAY f/k/a KELLI MELISSA MOORE**, a married woman who acquired title without marital status, whose address is 106 Johnson Street, Columbiana, AL 35051, 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 unto **KELLI MELISSA GAY and MICHAEL KEITH GAY**, wife and husband, as joint tenants with rights of survivorship, whose address is 106 Johnson Street, Columbiana, AL 35051, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 9, IN BLOCK 1, ACCORDING TO THE SURVEY AND MAP OF J. W. JOHNSTON'S PROPERTY IN THE TOWN OF COLUMBIANA, ALABAMA AS SHOWN BY MAP RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA IN MAP BOOK 3, PAGE 24.

Prior Deed Reference: Instrument No. 20190816000298570

Parcel ID Number: 21 7 25 2 001 027.000

Commonly Known As: 106 Johnson Street, Columbiana, AL 35051

Fair Market Value: \$150,000.00

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.

PAGE 1 OF 3



PCL

71612192DWAR06010103

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

The above described property does constitute part of the Grantors' homestead.

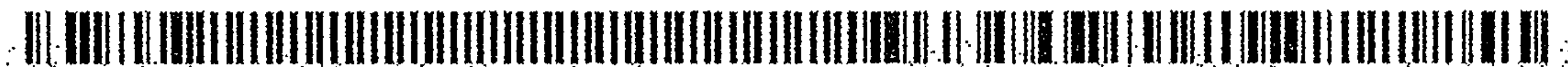
TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock LLC.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[SPACE INTENTIONALLY LEFT BLANK]

PAGE 2 OF 3



PCL

71612192DWAR06010203

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 22nd day of November, 2021.

GRANTOR:

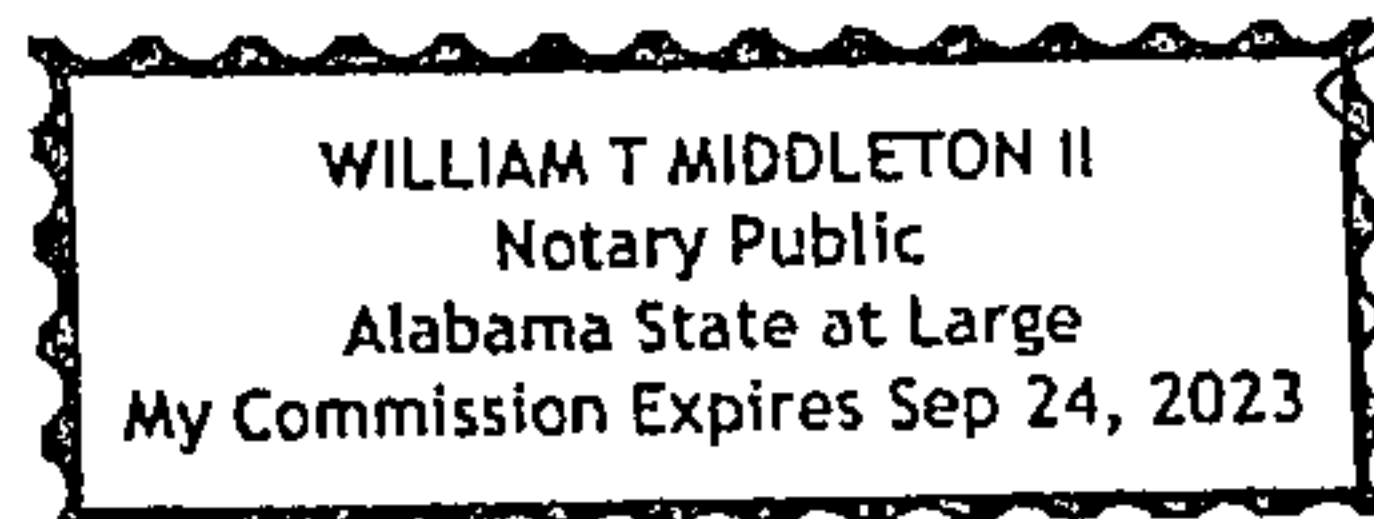
Kelli Melissa Gay f/k/a Kelli Melissa Moore
KELLI MELISSA GAY f/k/a KELLI
MELISSA MOORE

STATE OF Alabama)
COUNTY OF Shelby)

I, William T. Middleton II, a Notary Public for the State of Alabama, do hereby certify that KELLI MELISSA GAY f/k/a KELLI MELISSA MOORE, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 22 day of November, 2021.

(NOTARY SEAL)



William T. Middleton II
Notary Public William T. Middleton II
My commission expires: 9/24/2022

This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464

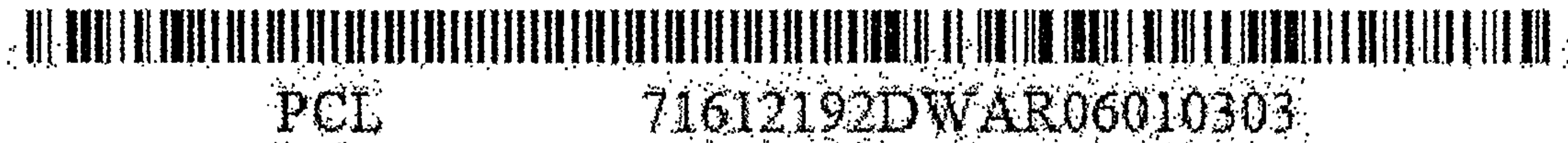


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 21 7 25 2 001 027.000

Land situated in the County of Shelby in the State of AL

LOT 9, IN BLOCK 1, ACCORDING TO THE SURVEY AND MAP OF J. W. JOHNSTON'S PROPERTY IN THE TOWN OF COLUMBIANA, ALABAMA AS SHOWN BY MAP RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA IN MAP BOOK 3, PAGE 24.

Commonly known as: 106 Johnson St, Columbiana, AL 35051-9314

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Source of Title: Book , Page .

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

Grantor's Name Kelli Melissa Gay f/k/a Kelli Melissa Moore
 Mailing Address 106 Johnson Street
Columbiana, AL 35051

Grantee's Name Kelli Melissa Gay and Michael Keith Gay
 Mailing Address 106 Johnson Street
Columbiana, AL 35051

Property Address 106 Johnson Street
Columbiana, AL 35051

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 150,000 / 1/2 value \$75,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/03/2021 09:06:38 AM
 \$109.00 JOANN
 20211203000577380

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 11-22-2021

Print Kelli Melissa Gay Michael Keith Gay

☐ Unattested _____
 (verified by)

Sign Kelli Melissa Gay Michael Keith Gay
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1