

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Robert Clark
5118 Dannaunt Valley Lane
Bham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ron Harris, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Robert Clark (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record

No part of the homestead of the Grantor herein or his spouse.

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

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

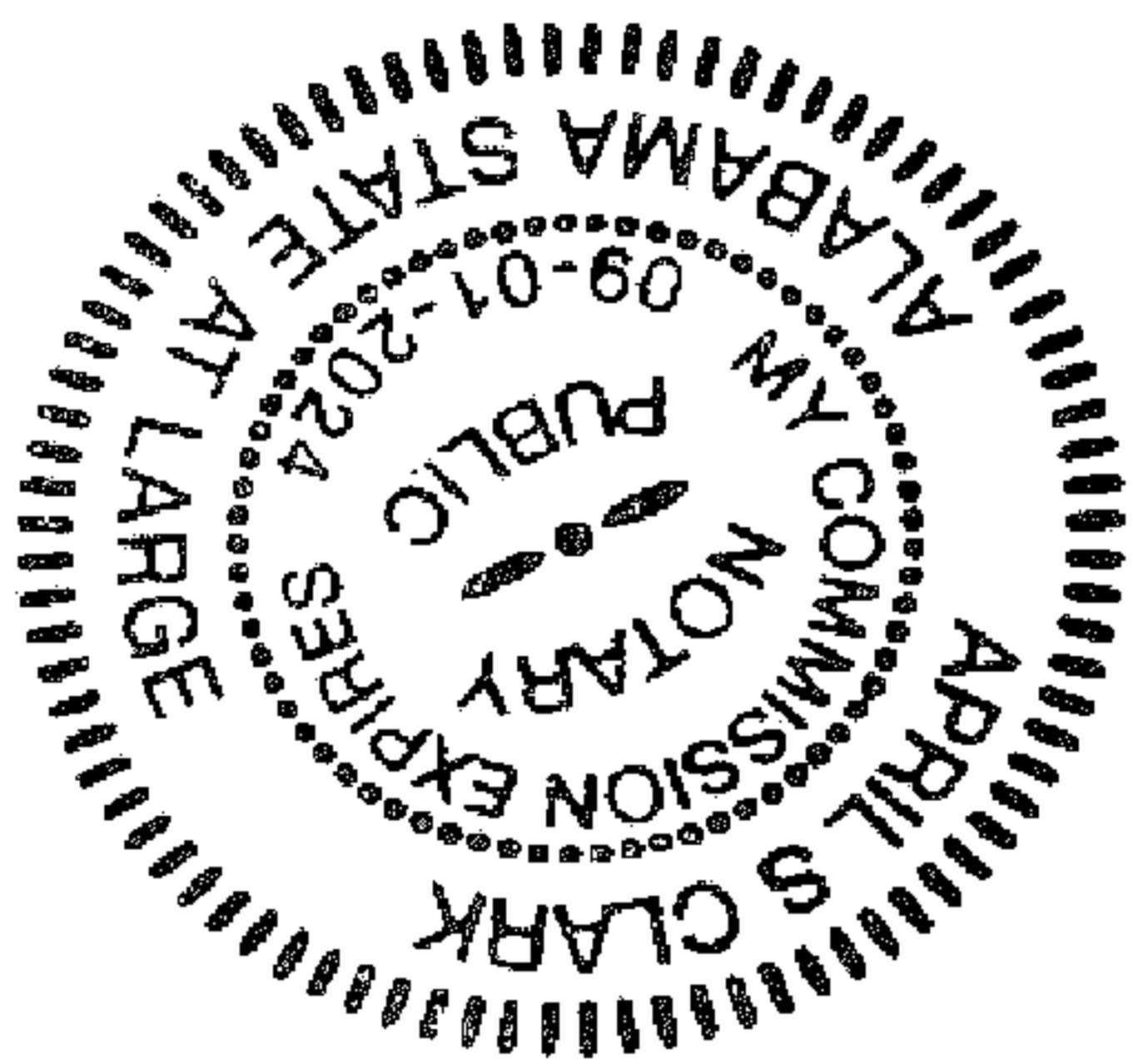
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of ^{January, 2022}~~December~~, 2021.


Ron Farris

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ron Farris**, 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.

Given under my hand and official seal this 10th day of ^{January 2022}~~December~~, 2021.





Notary Public
My Commission Expires 9/1/2024

EXHIBIT A – LEGAL DESCRIPTION

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama and run thence North 00 degrees 15 minutes 30 seconds East along the West line of said 1/4-1/4 section a distance of 200.00' to a found rebar corner and the Point of Beginning of the property being described; thence run North 02 degrees 49 minutes 15 seconds East a distance of 110.32' to a found rebar stamped "SURVCONN"; thence run South 68 degrees, 14 minutes, 57 seconds West for a distance of 7.15 feet to a set 1/2" rebar capped Clinkscales, thence run South 43 degrees, 10 minutes, 19 seconds West for a distance of 99.66 feet to a set 1/2" rebar capped Clinkscales, thence South 63 degrees, 19 minutes, 55 seconds East for a distance of 77.66 feet to the Point of Beginning. Said parcel being 0.09ac, more or less.

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/12/2022 10:23:20 AM
 \$32.00 JOANN
 20220112000014090



Alvin S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name _____
 Mailing Address *Ken Morris*
5104 Dunwoood Valley Rd
Birmingham, AL 35242

Grantee's Name *Robert Clark*
 Mailing Address *5118 Dunwoood Valley Rd*
Birmingham, AL 35242

Property Address _____
5118 Dunwoood Valley Rd
Birmingham, AL 35242

Date of Sale *1/10/22*

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ *4,000.00*

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

Boundary Line Settlement

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 *1/10/22*

Print *M. K. T. Atkins*

Unattested _____

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1