This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: S-22-27920

Send Tax Notice To: Lisa Marie Flora 20059 River Dr. Shelby, AL 35143

## WARRANTY DEED

State of Alabama

Yesents:
Yesents:

County of Shelby

That in consideration of the sum of **Two Hundred Ninety Nine Thousand Nine Hundred Dollars and No Cents (\$299,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **G. Travis Owens and Taryn B. Owens, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lisa Marie Flora**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

**\$284,905.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

State of Alabama

County of Shelby

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I, Jenny fer Lineberm, a Notary Public in and for the said County in said State, hereby certify that G. Travis Owens and Taryr B. Owens, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of January, 2022.

Notan Public, State of Alabama

My Commission Expires: | 1-13-2023

## EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in Shelby County, Alabama, more particularly described as follows: Begin at the point where the West boundary of Section 17, Township 22 South, Range 2 East, intersects the North boundary of Coosa River; thence run Northerly on a bearing of North 0 degrees 55 minutes 55 seconds East along the West boundary of said Section, a distance of 419.0 feet; thence South 50 degrees 24 minutes 26 seconds East a distance of 161.72 feet; thence South 15 degrees 04 minutes 31 seconds West a distance of 137.93 feet; thence South 27 degrees 12 minutes 51 seconds East a distance of 131.75 feet, more or less, to the Northerly high water line of Coosa River; thence Southwesterly along said Northerly high water line to the point of beginning.

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## Real Estate Sales Validation Form

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

Grantor's Name	G. Travis Owens Taryn B. Owens	Grantee's Name	Lisa Marie Flora
Mailing Address	7317 JOINER TOWN RE COUMSIANA AL 35	9	20059 River Dr.
Property Address	20059 River Dr.	Date of Sale	Shelby, AL 35143  January 20, 2022
	Shelby, AL 35143	Total Purchase Price or Actual Value	
		or	
		Assessor's Market Value	
The purchase price or actual value claimed on this form one) (Recordation of documentary evidence is not required.  Bill of Sale  XX Sales Contract  Closing Statement			ing documentary evidence: (check
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 of 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 <u>Code of Alabama 1975</u> § 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 January 19, 2	<u>1022</u>	Print G. Travis Owe	ns/
Unattested		Sign / Town	
1	Recorded (verified by) blic Records robate, Shelby County Alabama, County	(Grantor/	Grantee/Owner/Agent) circle one

Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 01/28/2022 03:55:18 PM \$43.00 JOANN 20220128000040910

Form RT-1

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