

354.9337

prepared by William D. Latham
P.O. Drawer 1319, Clanton, AL 35046

555 CR 242
Thosby, AL 35171



20220216000067050 1/2 \$51.50
Shelby Cnty Judge of Probate, AL
02/16/2022 08:43:15 AM FILED/CERT

Chilton County, Alabama
I certify this instrument was filed
and fees collected on:
2011 December -28 8:53AM
Book R 2011 Page 167845
Instrument Number 167845 Pages 1
Recording 4.00 Mortgage
Deed .50 Min Tax
Index 5.00
Archive
Total Fees ----- 17.50
Judge Robert M. Martin

THIS SPACE IS FOR RECORDING ONLY

WARRANTY DEED

STATE OF ALABAMA-SHELBY COUNTY
KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF Five Hundred Dollars and other considerations, to the undersigned grantor, Jimmy D. Cummings, a single person, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Debra P. Cummings (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama:

A Parcel of land situated in the SW ¼ of the NE ¼ of Section 34, Township 24 North, Range. 15 East, Shelby County, Alabama, and being more particularly described as follows:

Parcel I:

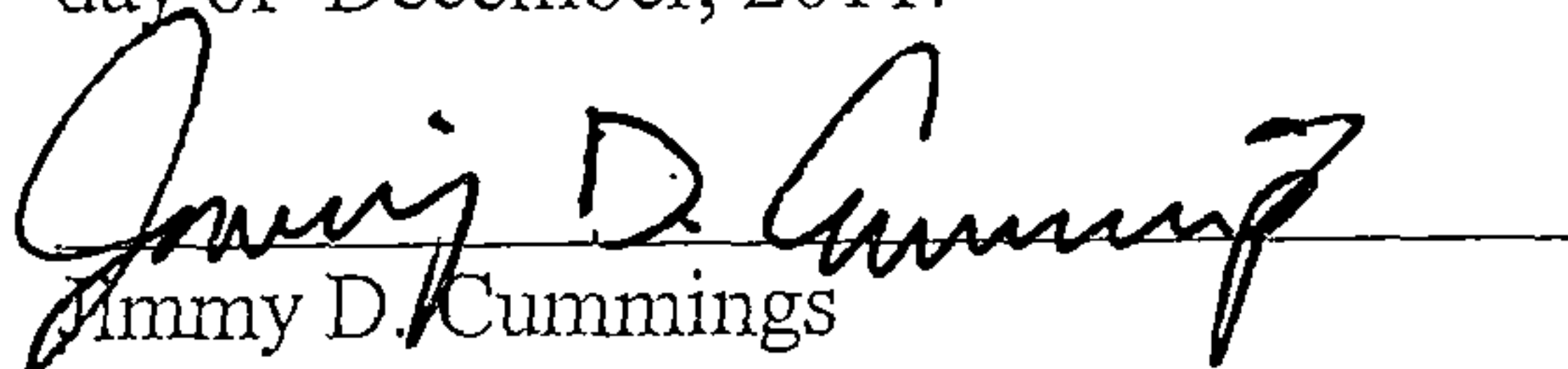
Commence at the SE corner of above said ¼ - ¼ ; thence S 90 deg. 00 min. 00 sec. West, a distance of 578.09 feet; thence N 08 deg. 00 min. 00 sec. West, a distance of 425.15 feet; thence N 14 deg. 01 min. 00 sec. West, a distance of 102.40 feet; thence North 06 deg. 30 min. 00 sec. West, a distance of 200.00 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 100.55 feet; thence S 87 deg. 42 min. 55 sec. East, a distance of 92.96 feet; thence S 00 deg. 44 min. 26 sec. East, a distance of 30.00 feet; thence N 89 deg. 15 min. 34 sec. East, a distance of 13.30 feet; thence S 00 deg. 44 min. 26 East, a distance of 70.21 feet; thence N 87 deg. 42 min. 55 sec. West, a distance of 96.17 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama. Said Parcel containing 0.22 acres, more or less.

Grantor also grants to Grantee a water line easement along the current water line, running from County Road 47 across Parcel II of the survey attached hereto as Exhibit "A". Should Grantee or any future Grantee establish a water line from the main water line running along Waxahatchee Road said easement herein given by Grantor shall be terminated.

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 said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above, that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 28 day of December, 2011.


Jimmy D. Cummings

State of Alabama
Chilton County

I, the undersigned, hereby certify that Jimmy D. Cummings whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of

Shelby County, AL 02/16/2022
State of Alabama
Deed Tax: \$26.50

Real Estate Sales Validation Form



20220216000067050 2/2 \$51.50
Shelby Cnty Judge of Probate, AL
02/16/2022 08:43:15 AM FILED/CERT

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

Grantor's Name Jimmy Cummings
Mailing Address 555 Cr 242
Thorsby, AL 35171

Grantee's Name debra cummings
Mailing Address 555 Cr 242
Thorsby, AL 35171

Property Address 107 Waxahatchee Rd
Shelby, AL 35143

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 52,200

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 1/2 Interest \$ 26,100

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 02/16/2022

Print Margo A Diaz

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1