



20220223000076510 1/4 \$215.50
Shelby Cnty Judge of Probate, AL
02/23/2022 08:52:31 AM FILED/CERT

TITLE NOT EXAMINED
LEGAL DESCRIPTION FURNISHED BY GRANTOR
ATTORNEY DID NOT DO CLOSING

Prepared by

Joel C. Watson, Attorney at Law
1240 1st St No, Ste 102, Alabaster, Alabama 35007

WARRANTY DEED, TO INDIVIDUAL

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED DOLLARS AND NO\100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

JOHN M. SMITH, A Single MAN
(herein referred to as grantors) do grant, bargain, sell and convey unto

JACQUELYN BOOKER

(herein referred to as Grantee) the following described real estate, to wit: IN SHELBY COUNTY, ALABAMA

Subject to Easements, Restrictions and Rights of Way of Record.

THIS IS NOT THE HOMESTEAD OF GRANTOR

SEE EXHIBIT A FOR LEGAL

TO HAVE AND TO HOLD, to the said GRANTEE in fee simple, and to the heirs and assigns of such GRANTEE forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, and the GRANTEE'S heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that it is are free from all encumbrances;

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 GRANTEE, and the GRANTEE'S 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
22 day of February, 2022.

WITNESS:

John M Smith
Grantor

Grantor

GENERAL ACKNOWLEDGEMENT



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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN M. SMITH, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 22 day of February A.D. 2022.

[Signature]
NOTARY PUBLIC
My Commission Expires: 11-20-23



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EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST RUN IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF QUARTER-QUARTER SECTION FOR A DISTANCE OF 401.37 FEET; THENCE 37 DEGREES 07 MINUTES TO THE RIGHT IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 528.17 FEET TO THE POINT OF BEGINNING; THENCE 86 DEGREES 04 MINUTES 20 SECONDS TO THE RIGHT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 62.41 FEET; THENCE 71 DEGREES 47 MINUTES TO THE RIGHT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 162.25 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF 13TH STREET NW; THENCE 106 DEGREES 34 MINUTES TO THE RIGHT IN A NORTHEASTERLY DIRECTION AND LONG SAID SOUTHEASTERLY LINE OF 13TH STREET NW A DISTANCE OF 100.00 FEET; THENCE 63 DEGREES 21 MINUTES TO THE RIGHT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 133.05 FEET; THENCE 79 DEGREES 52 MINUTES TO THE RIGHT IN A SOUTHERLY DIRECTION A DISTANCE OF 64.80 FEET TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form



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

Grantor's Name John M Smith
Mailing Address 416 13th NW
Alabaster, AL 35007

Grantee's Name Jacquelyn Booker
Mailing Address 416 13th NW
Alabaster, AL 35007

Property Address 416 13th NW
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 184,100

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 02-23-2022

Print Jacquelyn Booker

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1