



20220223000077160 1/5 \$41.00
Shelby Cnty Judge of Probate, AL
02/23/2022 12:53:46 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice, P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Rose M. McConico, married; Yvonne C. McConico, unmarried; Fernessa A. McConico, unmarried; George A. McConico, Jr., married; and Nitha S. McConico-Storey, unmarried (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Rose M. McConico; Yvonne C. McConico; Fernessa A. McConico; George A. McConico, Jr.; and Nitha S. McConico-Storey in equal shares as tenants in common (herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama to-wit:

Two acres of land situated in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33, Township 18 South, Range 2 East and more particularly described as follows: Commence at the point of intersection of the East line of the above said quarter-quarter with the South line of the public road running from Highway No. 25 to Ned McConico House (which point is approximately 210 feet, more or less, South along said East line from the R/W of said Highway No. 25) for the point of beginning; thence run South along the East line of said West Half of said NW $\frac{1}{4}$ for a distance of 510.0 feet; thence turn an angle of 61 deg. 27 min. to right for a distance of 195.0 feet; thence turn an angle of 118 deg. 23 min. to the right for a distance of 510.0 feet to a point on the South side of the Public Road; thence turn an angle of 61 deg. 27 min. to the right and along the South side of said public road for a distance of 195.0 feet to the point of beginning.

The above described property does not constitute any part of the homestead of any GRANTOR or GRANTOR'S spouse.

GRANTORS are all of the children and heirs at law of Mattie R. McConico who died intestate in 2020. Mattie R. McConico was the surviving grantee in the deed recorded in Deed Book 331, Page 868, in the Probate Office of Shelby County,



20220223000077160 2/5 \$41.00
Shelby Cnty Judge of Probate, AL
02/23/2022 12:53:46 PM FILED/CERT

Alabama, the other grantee, George A. McConico, having died in 2008 while married to Mattie R. McConico.

TO HAVE AND TO HOLD to the said GRANTEES and their heirs and assigns forever.

And GRANTORS do for GRANTORS and for GRANTORS' heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and GRANTORS' 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 persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set GRANTORS' hands and seals,
this 20th day of February, 2022.

Rose M. McConico
Rose M. McConico

STATE OF Alabama Statewide
COUNTY OF Shelby Co

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rose M. McConico, 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, she executed the same voluntarily on the day the same bears date.

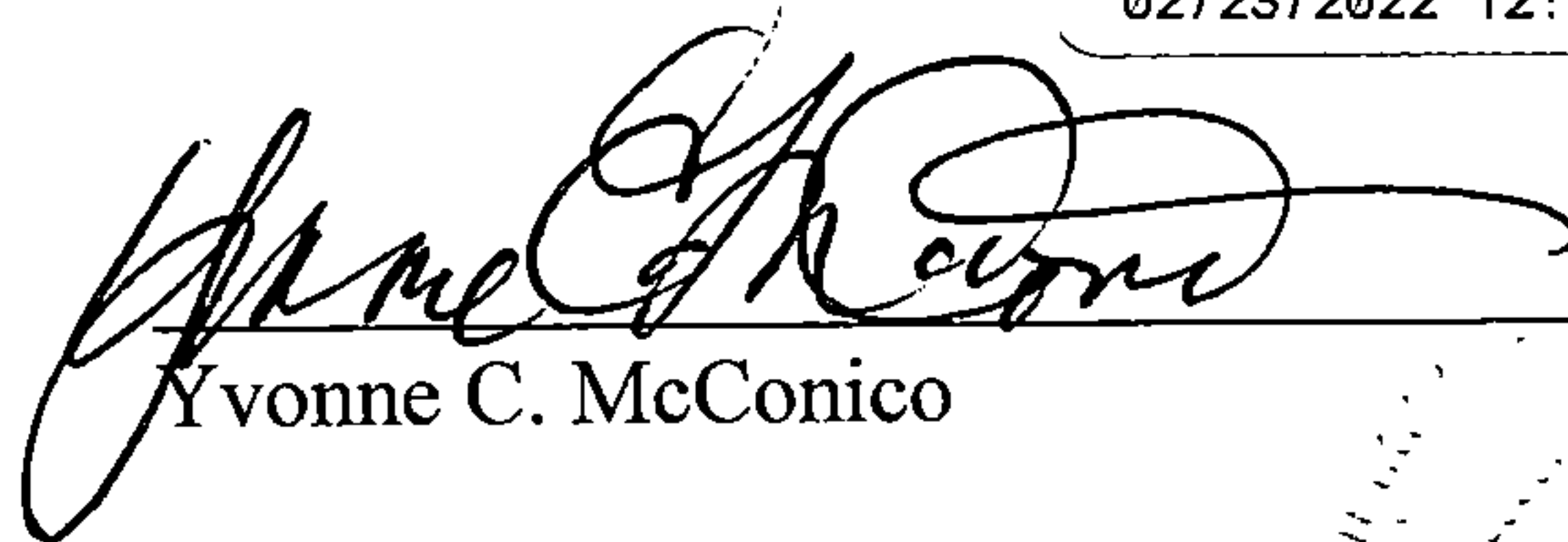
Given under my hand and official seal this 20 day of February, 2022.

Lorissa McConico
Notary Public
My commission expires:

[additional signatures on attached pages]




20220223000077160 3/5 \$41.00
Shelby Cnty Judge of Probate, AL
02/23/2022 12:53:46 PM FILED/CERT


Yvonne C. McConico

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Yvonne C. McConico, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of February, 2022.



Notary Public
My commission expires:

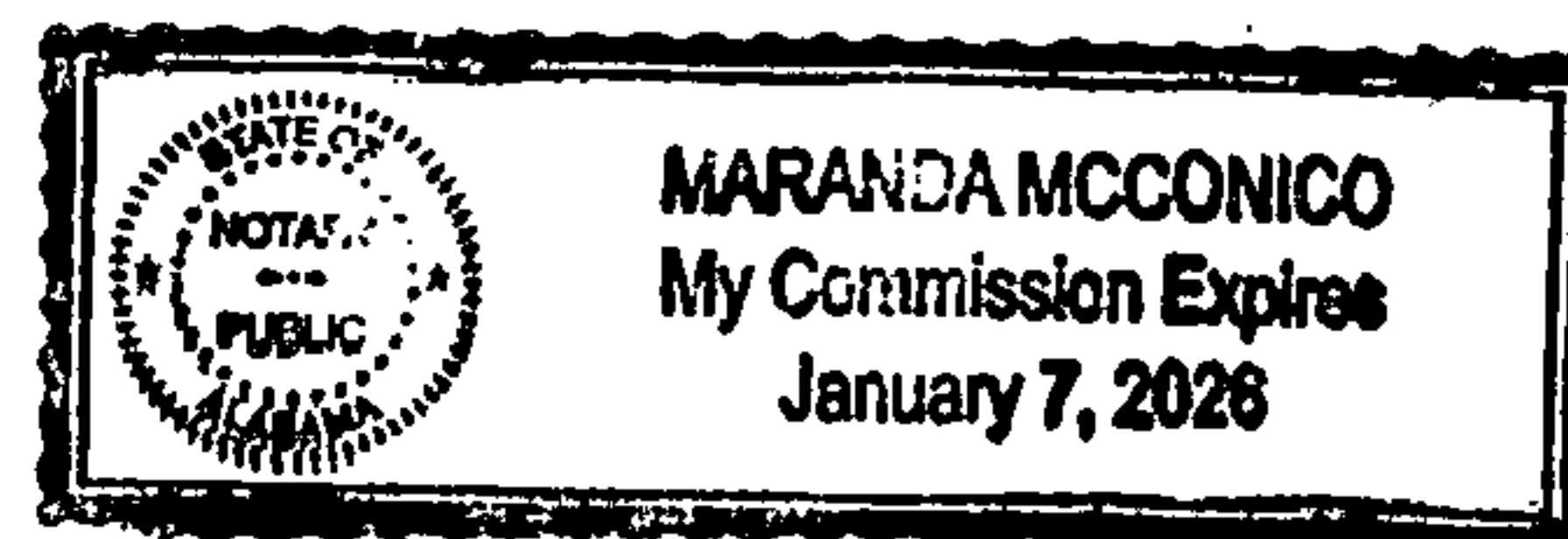

Fernessa A. McConico

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fernessa A. McConico, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2022.


Notary Public
My commission expires:





20220223000077160 4/5 \$41.00
Shelby Cnty Judge of Probate, AL
02/23/2022 12:53:46 PM FILED/CERT

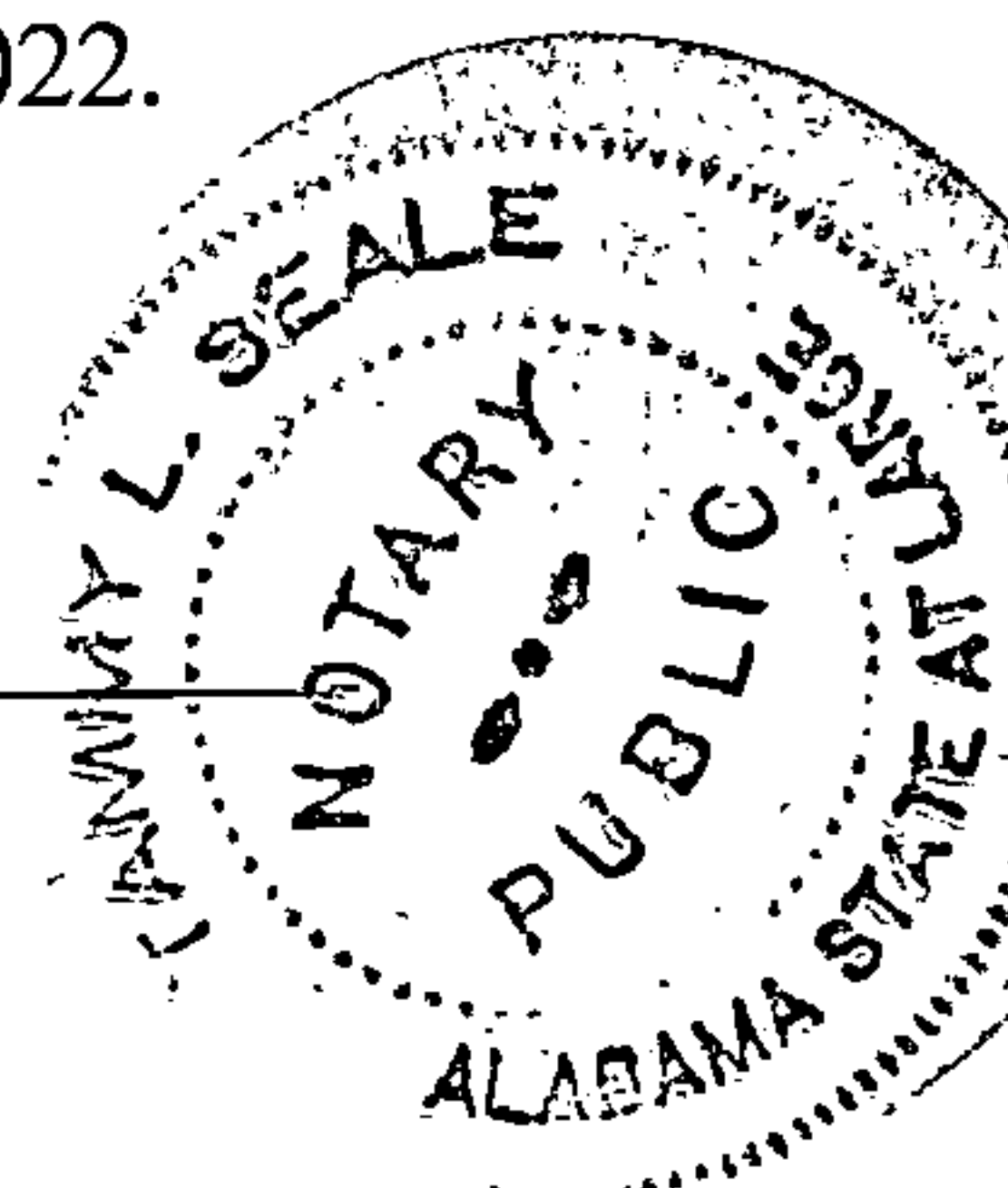
George A McConico Jr
George A. McConico, Jr.

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George A. McConico, Jr., 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 17th day of February, 2022.

Jimmy L. Seale
Notary Public
My commission expires:



Nitha S McConico Storey
Nitha S. McConico-Storey

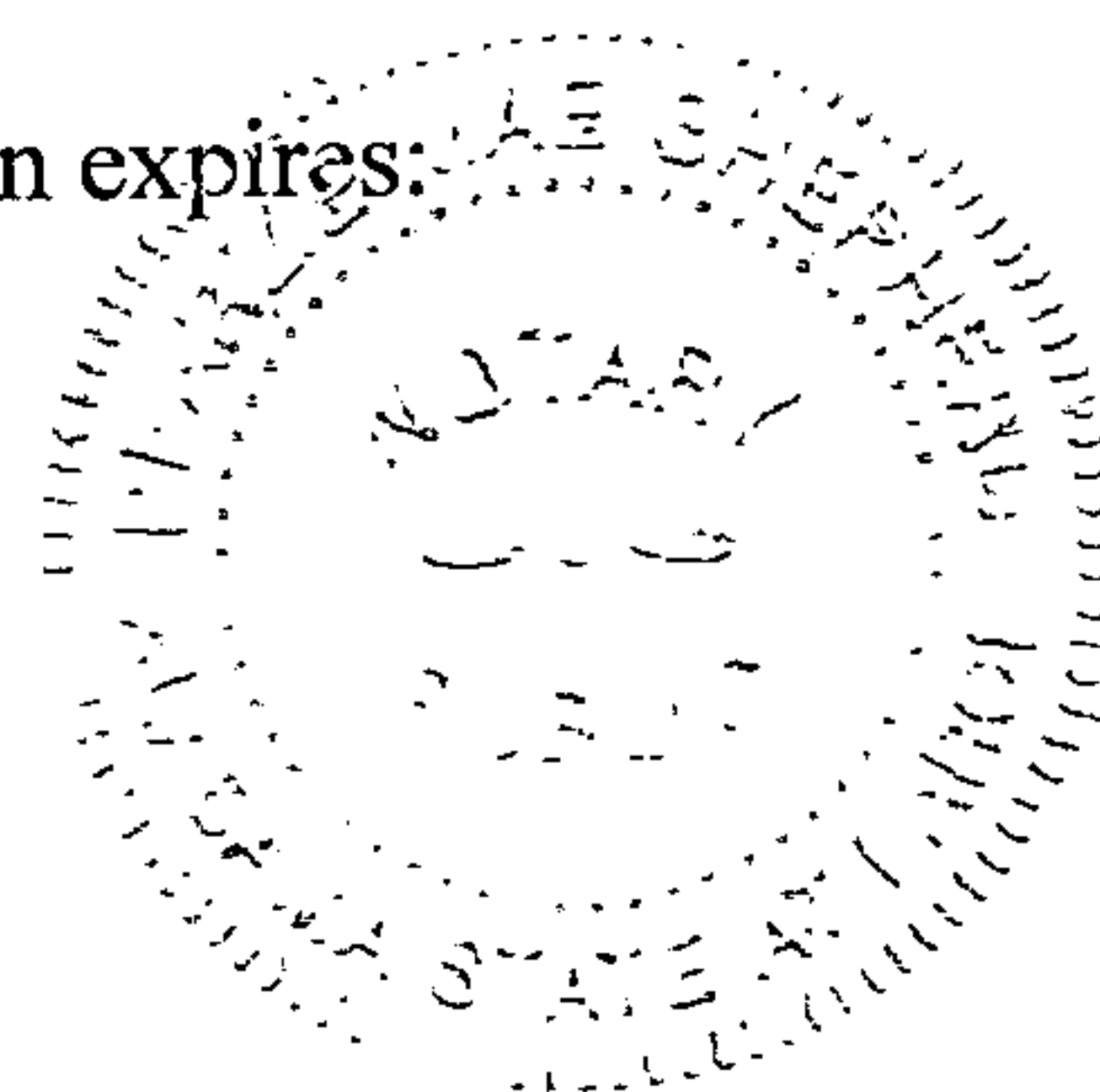
STATE OF Alabama
COUNTY OF Talladega

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nitha S. McConico-Storey, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2022.

MY COMMISSION EXPIRES:
JANUARY 28, 2025

Re Ann M. Shepherd
Notary Public
My commission expires:



Real Estate Sales Validation Form



20220223000077160 5/5 \$41.00
Shelby Cnty Judge of Probate, AL
02/23/2022 12:53:46 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Sec

Grantor's Name see deed
Mailing Address 95 McConico Road
Vincent, AL 35178

Grantee's Name see deed
Mailing Address 95 McConico Road
Vincent, AL 35178

Property Address 95 McConico Road
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ _____
or TO Clear Title
Actual Value \$ 17,150.00
or
Assessor's Market Value \$ _____

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 assessor's current market value

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 _____

Print Nitha S. McConico-Storey

☐ Unattested

(verified by)

Sign

Nitha S. McConico-Storey
(Grantor ☒ Grantee ☐ Owner/Agent) circle one

Form RT-1