

STATE OF ALABAMA)
SHELBY COUNTY)

20220303000089210 1/2 \$275.00
Shelby Cnty Judge of Probate, AL
03/03/2022 01:28:10 PM FILED/CERT

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 28th day of February, 2022, by **Randi B. Hartley** a married woman (hereinafter referred to as the "Grantor"), to **Mark A. Pickens** (hereinafter referred to as the "Grantee").

NOW, THEREFORE, in consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 95, according to the Survey of Bent Creek Subdivision - Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

Taxes for the year beginning Oct 1, 2022, which constitutes a lien, but are not yet due and payable until October 1, 2022..

Existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Restrictions or covenants recorded in the Map Book 39, Page 135.

Source of Title: Insurment Number 20210419000193100. This is not the primary residence of the Grantor nor her spouse.

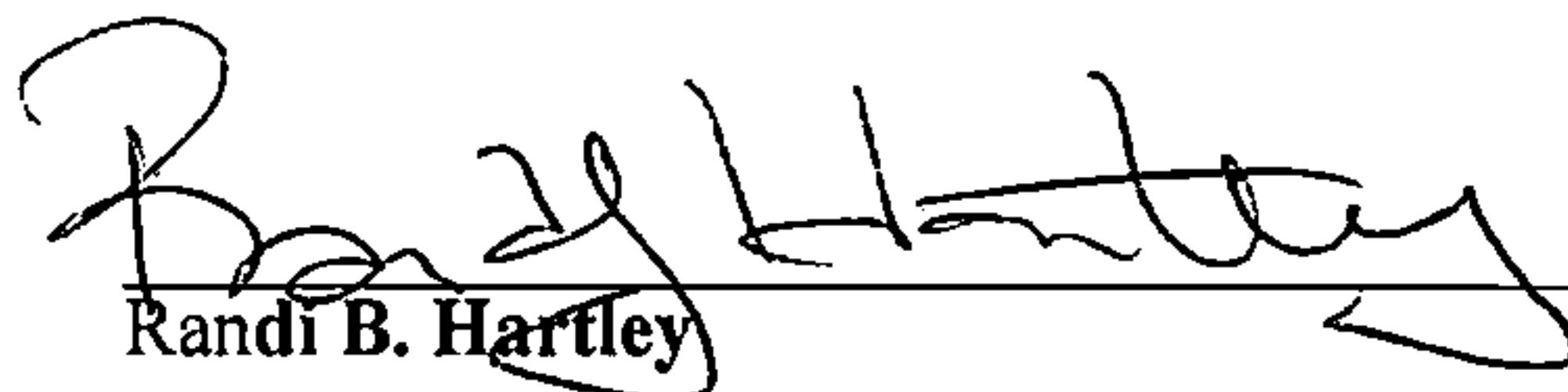
TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD to the said Grantee, their heirs, executors and assigns forever.

And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, her heirs, executors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

The parties intend by the execution of this conveyance to vest one hundred percent (100%) interest in and to the Subject Property in the Grantee, **Mark A. Pickens**

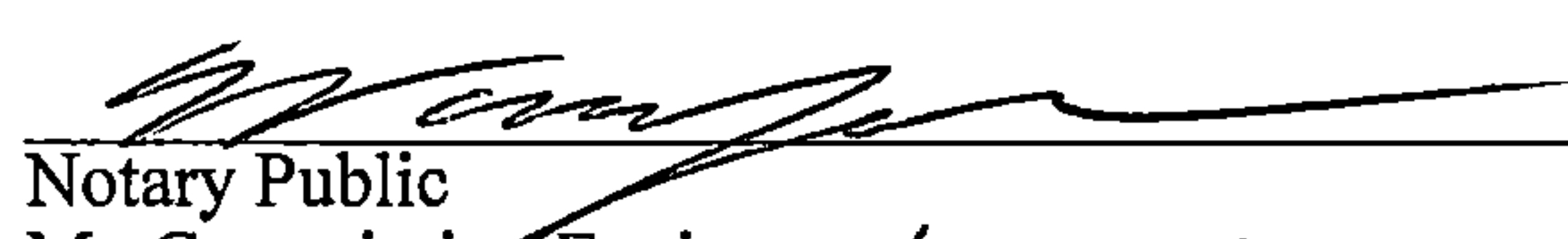
IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first written above.


Randi B. Hartley

STATE OF ALABAMA)
Calhoun COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randi B. Hartley a married woman, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of February, 2022

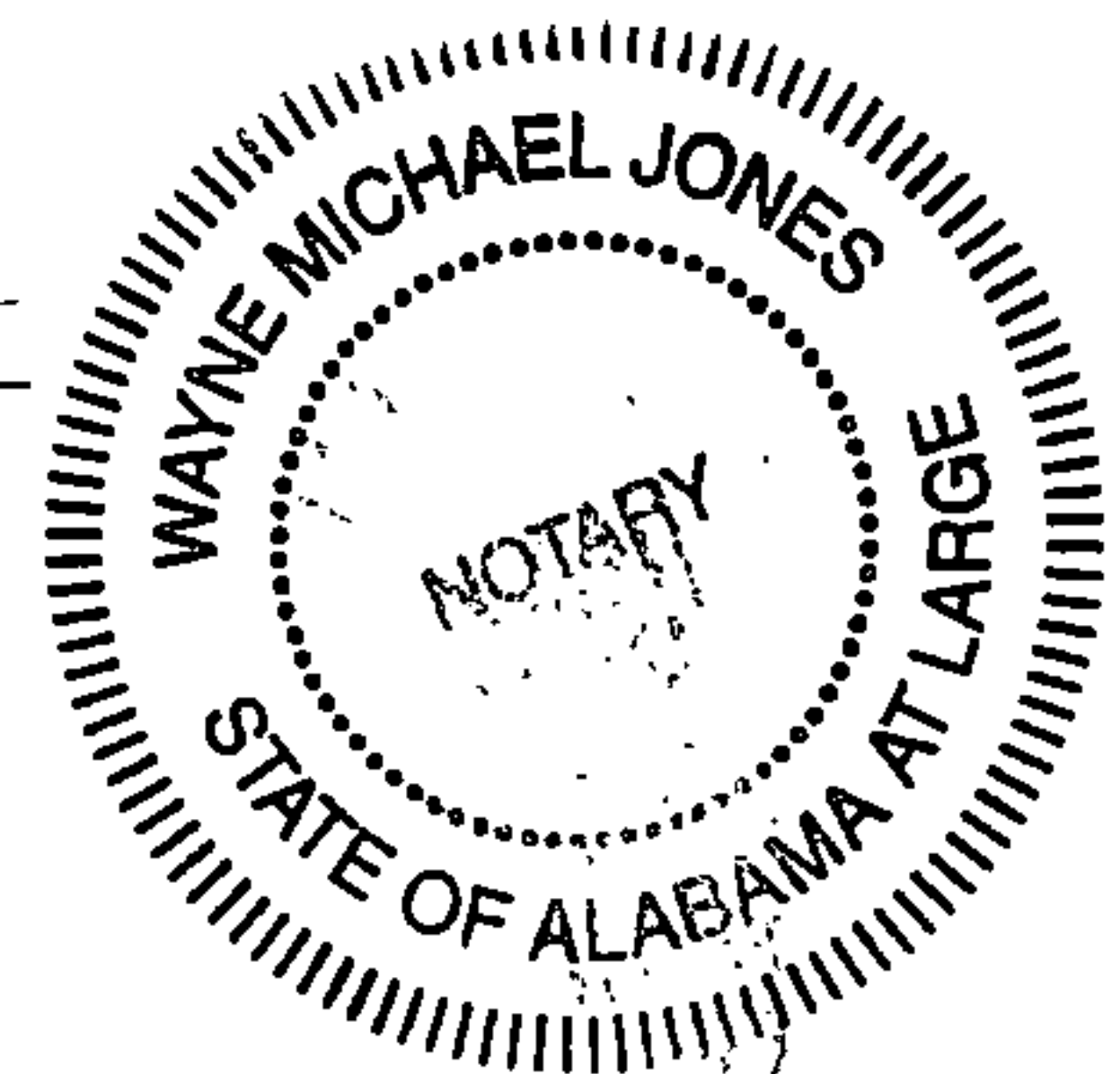

Notary Public

My Commission Expires: 10-2-2024

Prepared By:
Wayne Michael Jones
Attorney at Law
c/o
Post Office Box 26101
Birmingham, AL 35259

Shelby County, AL 03/03/2022
State of Alabama
Deed Tax: \$250.00

Send Tax Notice:
Mark A. Pickens
P O Box 26101
Birmingham, Alabama 35260



Real Estate Sales Validation Form

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

Grantor's Name Randi B. Hartley
Mailing Address 1780 Sunset Place
Gadsden, Alabama 35907

Grantee's Name Mark A. Pickens
Mailing Address P O Box 26101
Birmingham, Alabama 35260

Property Address 536 Brent Creek
Chelsea, Alabama 35053

Date of Sale 2/28/2022
Total Purchase Price \$ 250,000.00
or
Actual Value \$ _____
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 _____

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 2/28/2022

Print MARK A. PICKENS

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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ht-Form

Form RT-1