

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Joel Henderson and
Karen N. Henderson
5541 Roy Drive
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED FIVE THOUSAND AND 00/100 (\$405,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Diane Newcomb Thomas and Timothy Wayne Thomas, husband and wife** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Joel Henderson and Karen N. Henderson, husband and wife** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel 1

Commence at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the East line of said quarter-quarter a distance of 1,177.47 feet to the point of beginning of the property being described; thence continue along the last described course 402.33 feet to a point; thence turn 96 degrees 40 minutes 41 seconds right and run Westerly 411.47 feet to a point; thence turn 81 degrees 58 minutes 38 seconds right and run Northerly 169.97 feet to a point thence turn 00 degrees 12 minutes 38 seconds right and continue Northerly 106.09 feet to a point; thence 00 degrees 01 minutes 52 seconds right and continue 99.94 feet to a point; thence turn 84 degrees 18 minutes 23 seconds left and run Westerly 150.87 feet to a point on the East margin of Roy Drive; thence turn 83 degrees 46 minutes 29 seconds right and run Northerly along said margin of said Roy Drive 12.07 feet to a point; thence turn 96 degrees 13 minutes 31 seconds right and run Easterly 569.24 feet to the point of beginning.

Parcel 2

Lot 2, according to the Plat of Thomas Addition to Helena as recorded in Map Book 52, page 73 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 11th day of March, 2022.

X Diane Newcomb Thomas
Diane Newcomb Thomas

X Timothy Wayne Thomas
Timothy Wayne Thomas

STATE OF ALABAMA
SHELBY COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Diane Newcomb Thomas and Timothy Wayne Thomas**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of March, 2022.

Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Diane Newcomb Thomas and Timothy Wayne

Thomas

Mailing Address 5541 Roy Drive
Helena, AL 35080Property Address 5541 Roy Drive
Helena, AL 35080

Grantee's Name

Joel Henderson and Karen N.
HendersonMailing Address 5541 Roy Drive
Helena, AL 35080Date of Sale March 11, 2022Total Purchase Price \$405,000.00

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 March 11, 2022

☐ Unattested

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2022 08:07:47 AM
\$48.50 JOANN
20220314000103130

Print: Justin Smitherman

Sign

(Grantor/Grantee/ Owner/ Agent) circle one

Form RT-1

Alli S. Bayl

