



20220315000106330 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
03/15/2022 10:10:56 AM FILED/CERT

This Instrument was Prepared by:
Matthew LeDuke
Lowe Mobley Lowe & LeDuke
1210 21st Street, Haleyville, AL 35565
109 1st Avenue SW, Hamilton, AL 35570

Send Tax Notice To: Jessie Charles Payne
285 Erwin Woods
Greensboro, AL 36744

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of **Shelby**

That in consideration of the sum of **Ten Dollars (\$10.00)**, the amount of which can be verified in the Agreement/Sales Contract between the parties hereto, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Jessie Charles Payne, as Personal Representative of the Estate of Willie Earl Payne, deceased; Jessie Charles Payne, a single person, individually; Jessie Charles Payne, as heir of Willie Earl Payne, deceased**, whose mailing address is (herein referred to as Grantor), do grant, bargain, sell and convey unto **Jessie Charles Payne**, whose mailing address is **285 Erwin Woods, Greensboro, AL 36744** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama; to wit;

Commence at the SE corner of the NE ¼ of the NE ¼ of Fractional Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence North 30 deg. 40' West a distance of 256.99' to a point, thence turn 85 deg. 03' 15" right and run 99.59' to a point, thence turn 45 deg. 12' 02" right and run 265.49' to a point, thence turn 35 deg. 42' 53" left and run 222.67' to a point, thence turn 15 deg. 34' 20" right and run 76.41' to the point of beginning of the property, Parcel No. 1, being described, thence turn 8 deg. 34' 17" left and run 383.85' to a point, thence turn 106 deg. 54' 01" left and run northerly 377.30' to a point, thence turn 134 deg. 23' 05" left and run 187.22' to a point, thence turn 14 deg. 23' 31" right and run 269.58' to the point of beginning.

ALSO, AN EASEMENT APPURTENANT HEREIN DESCRIBED AS FOLLOWS:

An easement for ingress and egress, being approximately 20 feet in width, and more particularly described as follow: Commence at appoint where Highway 216 intersects with the SE corner of the NE ¼ of the NE ¼ of Section 3, Township 24 North, Range 12 East, and run Easterly along the South boundary of an existing dirt road to a point where said dirt roadway South boundary lies approximately 20 feet South of the Southernmost point of the property hereinabove described, thence turn left and proceed approximately 20 feet to the Southernmost point of the property hereinabove described, thence turn left and proceed along the South boundary of the property hereinabove described, and along the existing dirt roadway to Highway 216, thence left along the right of way of Highway 216, to the point of beginning. The purpose of the above designated easement is to provide ingress and egress to the Grantees in regard to the above designated parcel.

Source of Title: Deed Book 1993 at Page 2092.

Property may be subject to all ad valorem taxes, covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. This deed was prepared from information furnished to the preparer, by the Grantor(s) and no liability is assumed for deficiency in quantity of ground described or the conversion of a deed description, to a survey description. This deed was prepared without the benefit of title examination and without the benefit of a survey. The preparer of this deed makes no representation as to the status of title, marketability of title or to matters which would be disclosed by a current survey.



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TO HAVE AND TO HOLD to the said Grantee, his heirs, executor, administrators, successors and/or assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 15th day of March, 2022



Jessie Charles Payne,
Personal Representative
of the Estate of Willie Earl Payne, deceased



Jessie Charles Payne



Jessie Charles Payne,
as heir of Willie Earl Payne, deceased

State of Alabama)

Individual Acknowledgement

County of Shelby)

I, Joann Ziolkowski, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jessie Charles Payne, Personal Representative of the Estate of Willie Earl Payne, deceased**, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily on the day the same bears date.

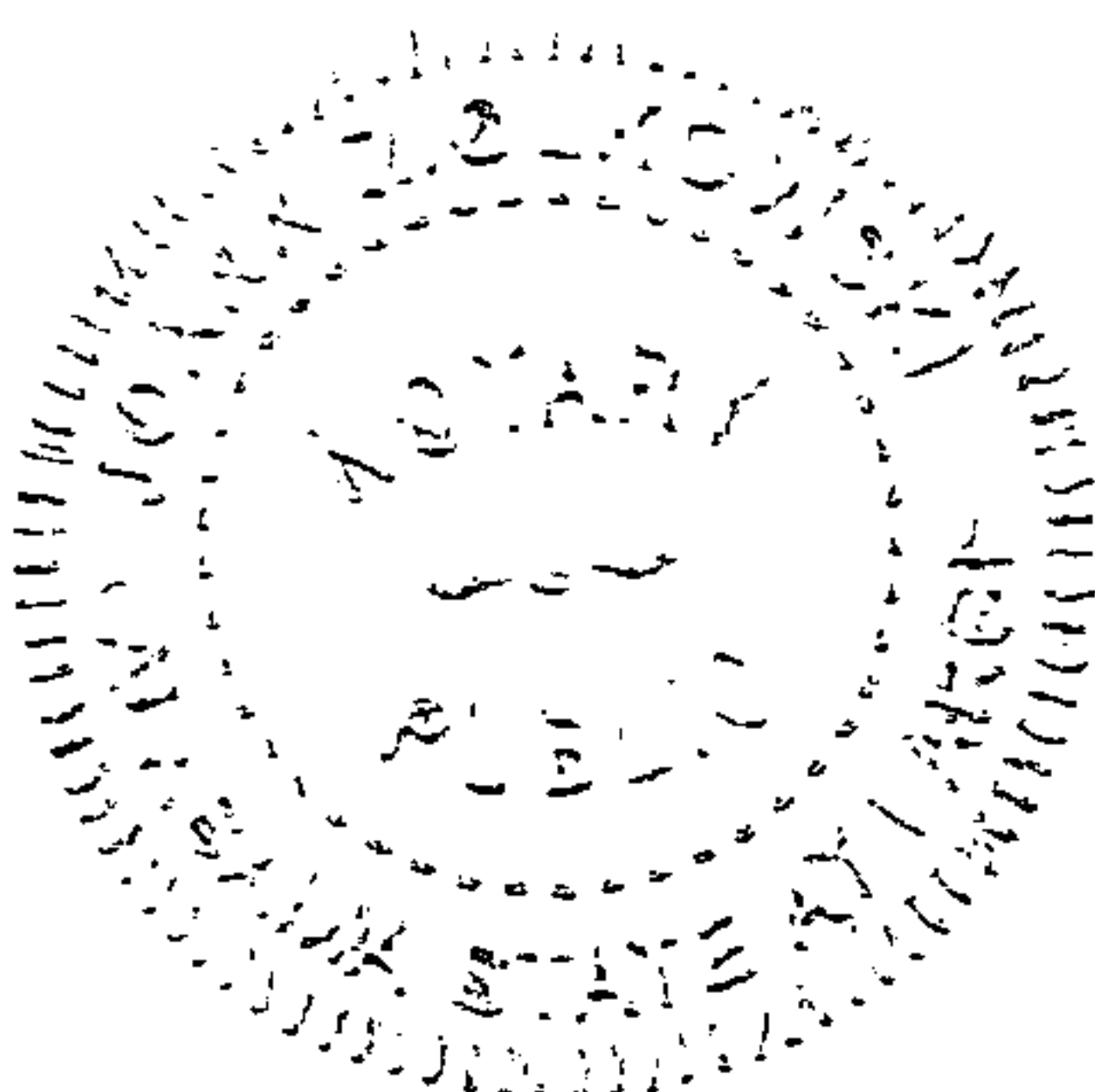
Given under my hand this 15th day of March, 2022



NOTARY PUBLIC

My commission expires: 12-7-2025

Joann Ziolkowski





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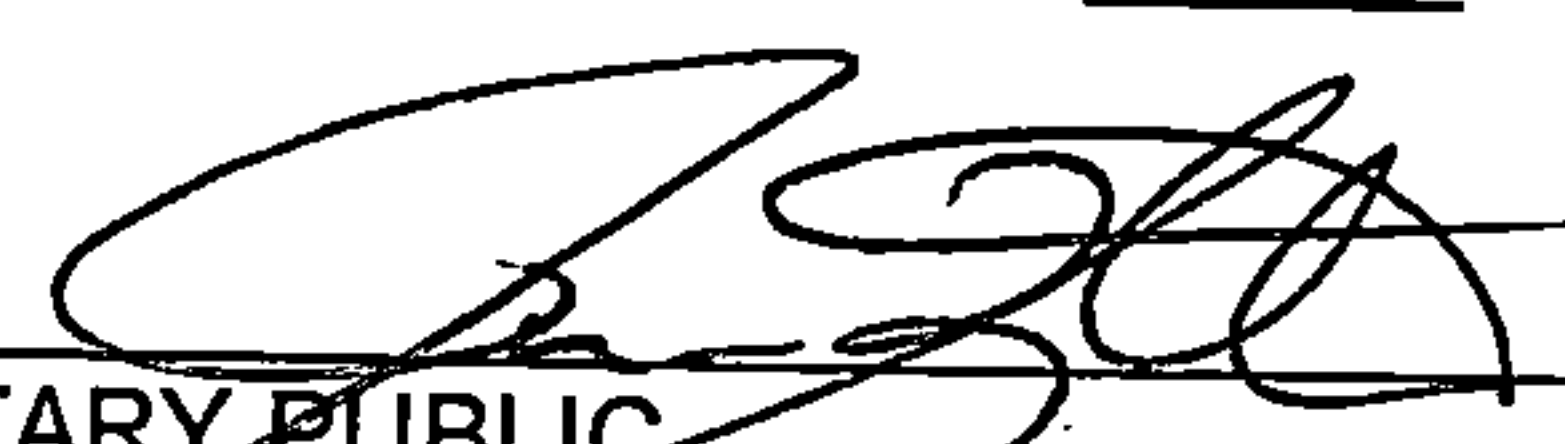
State of Alabama)

Individual Acknowledgement

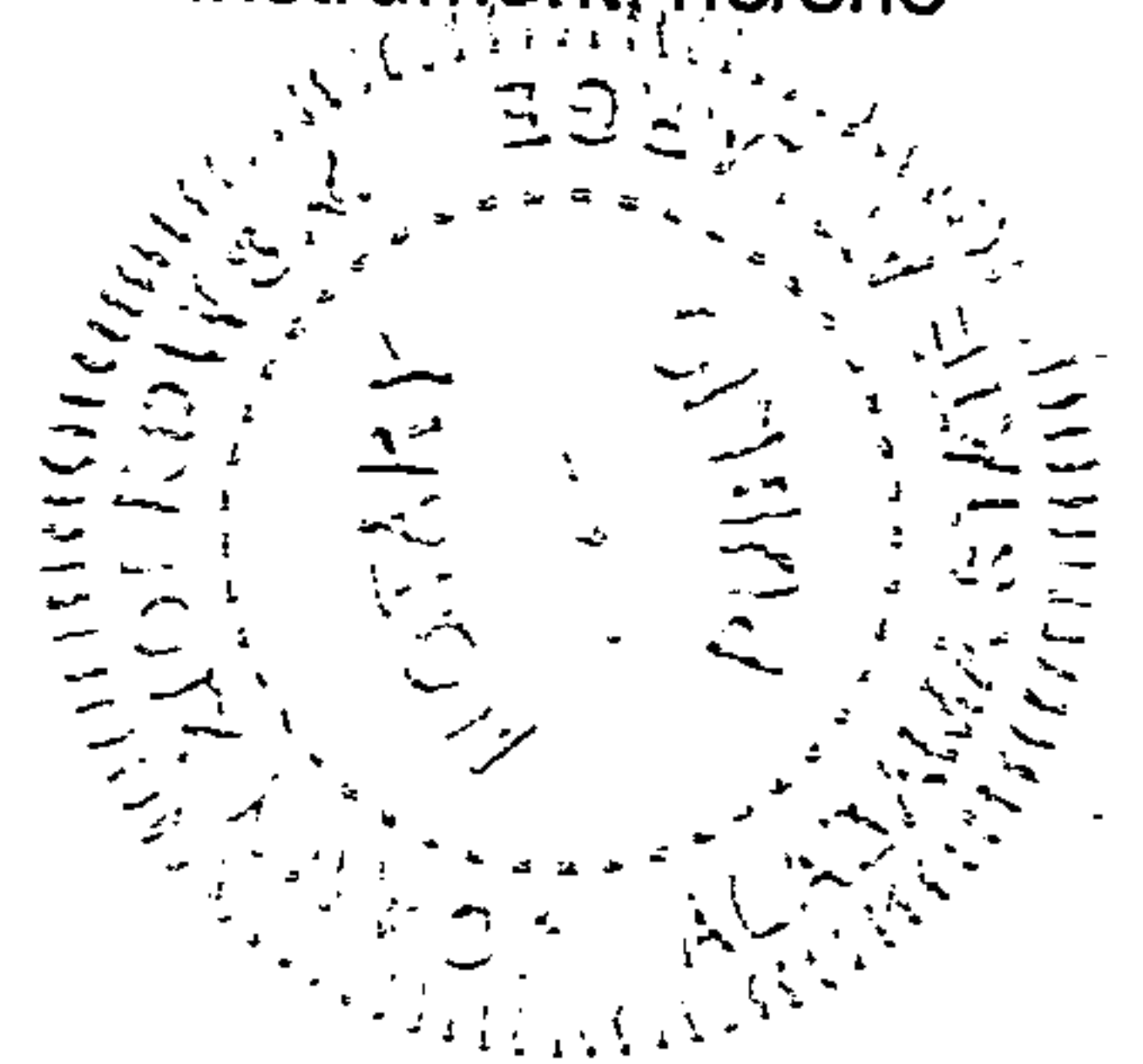
County of Shelby)

I, Joann Ziolkowski, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jessie Payne**, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of March, 2022, 2019 JB


NOTARY PUBLIC

My commission expires: 12-7-2025



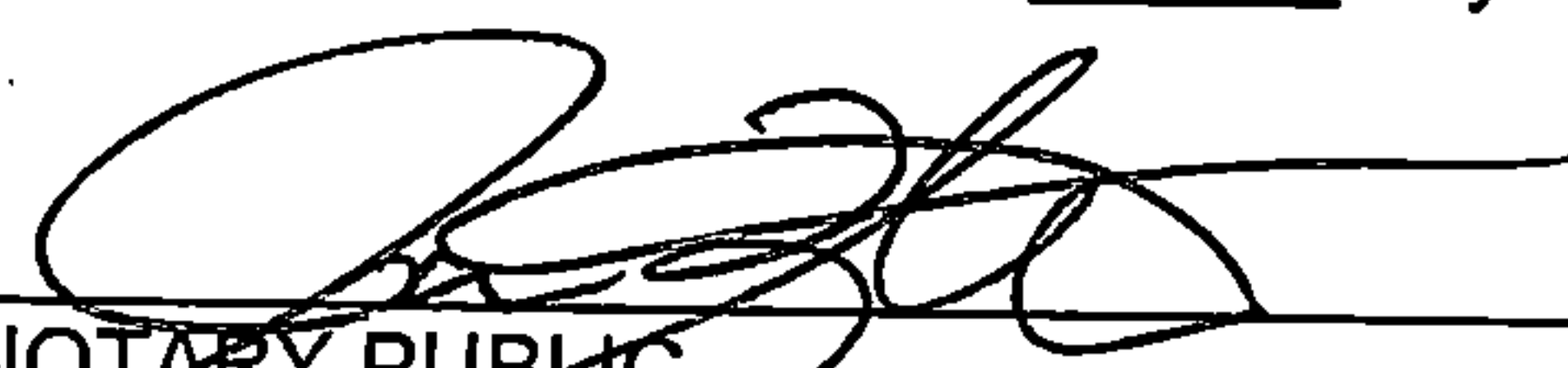
State of Alabama)

Individual Acknowledgement

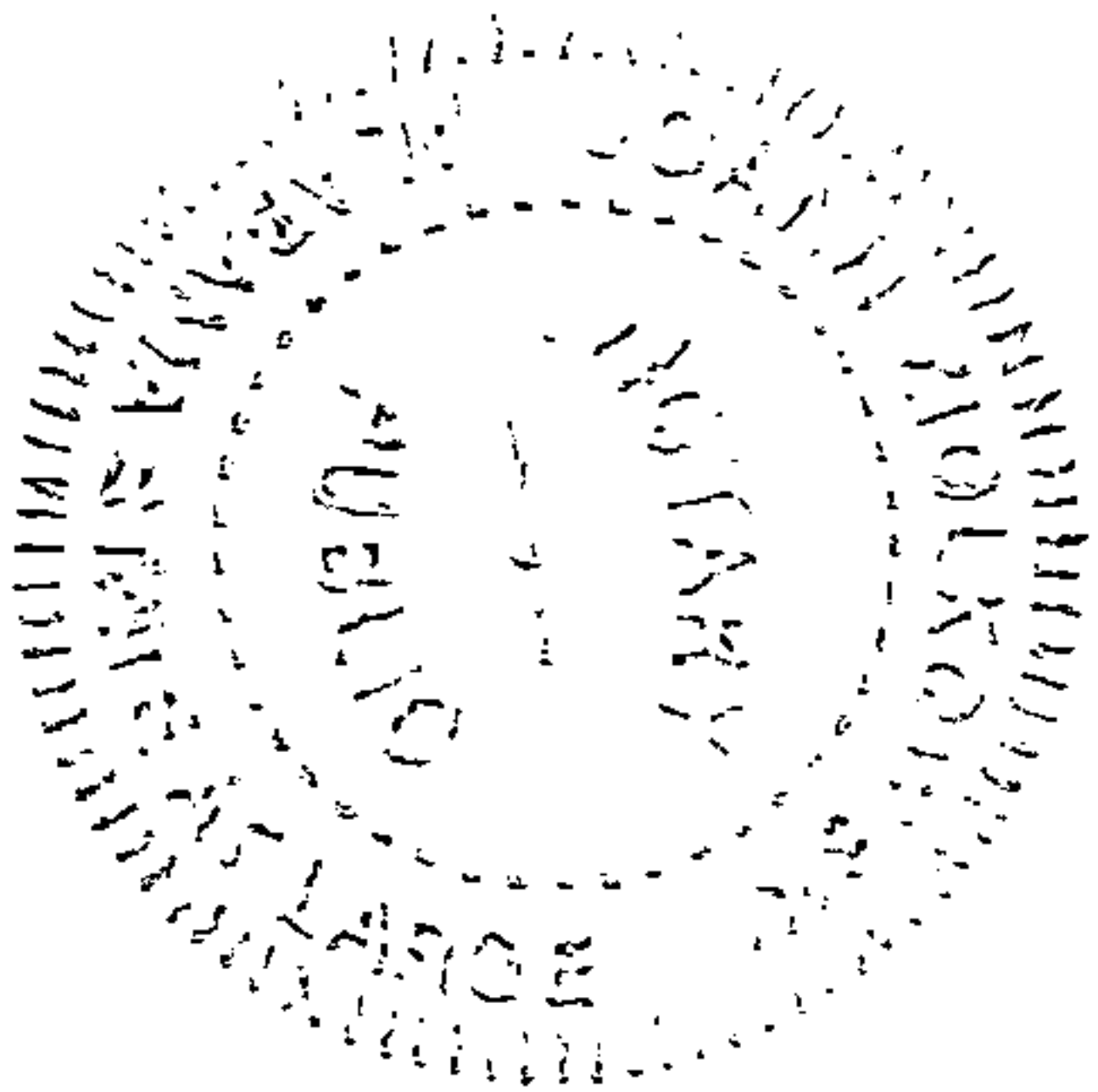
County of Shelby)

I, Joann Ziolkowski, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jessie Charles Payne, as heir of Willie Earl Payne, deceased**, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of March, 2022, 2019 JB


NOTARY PUBLIC

My commission expires: 12-7-2025



Real Estate Sales Validation Form

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

Grantor's Name: Jessie Charles Payne, Estate of Willie E. P
Mailing Address: 285 Erwin Woods
Greensboro, AL 36744

Grantee's Name: Jessie Charles Payne
Mailing Address: 285 Erwin Woods
Greensboro, AL 36744

Property Address: 65 Jones Lane
Montevallo, AL

Date of Sale: _____
Total Purchase Price: _____
or
Actual Value: _____
or
Assessor's Market Value: 16,780

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 per will

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to the 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: _____
Unattested
(Verified By) _____

Sign _____
Print Jessie Charles Payne
(Grantor/Grantee/Owner/Agent) Circle One

Date: _____
Unattested
(Verified By) _____

Sign _____
Print _____
(Grantor/Grantee/Owner/Agent) Circle One



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