

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Teresa Fulkerson
1810 Mooney Rd
Columbiana AL
35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$25,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Karen Garrett and Ferman Garrett, wife and husband (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Teresa Fulkerson (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A" – Legal Description

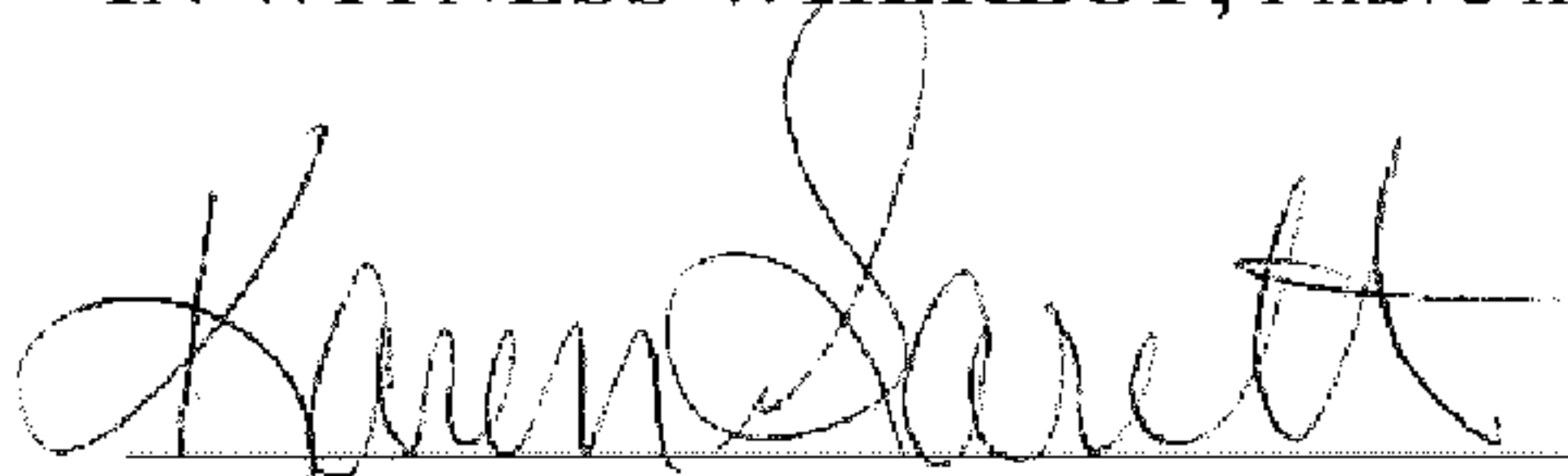
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record


TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of March, 2022.



Karen Garrett

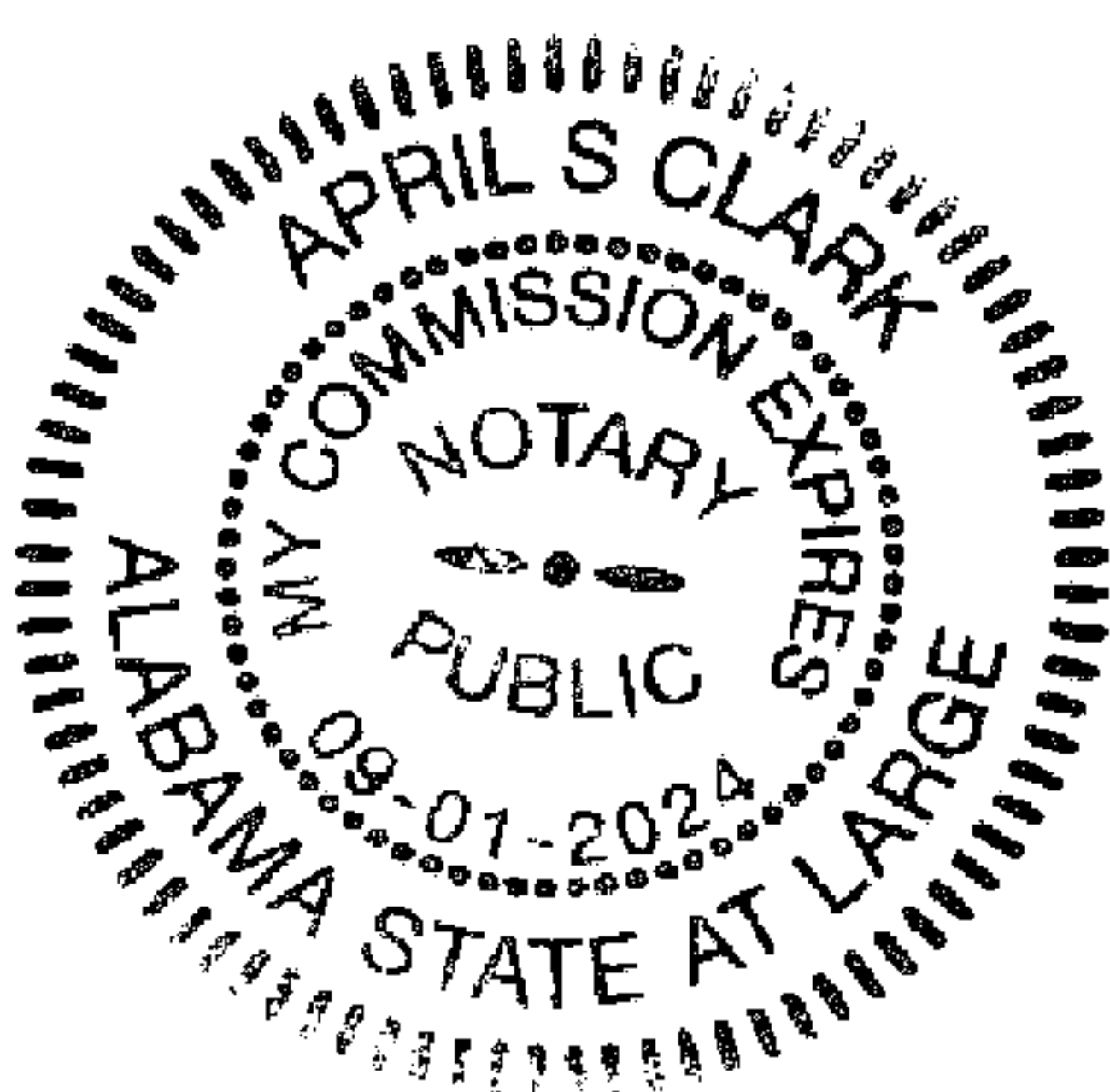


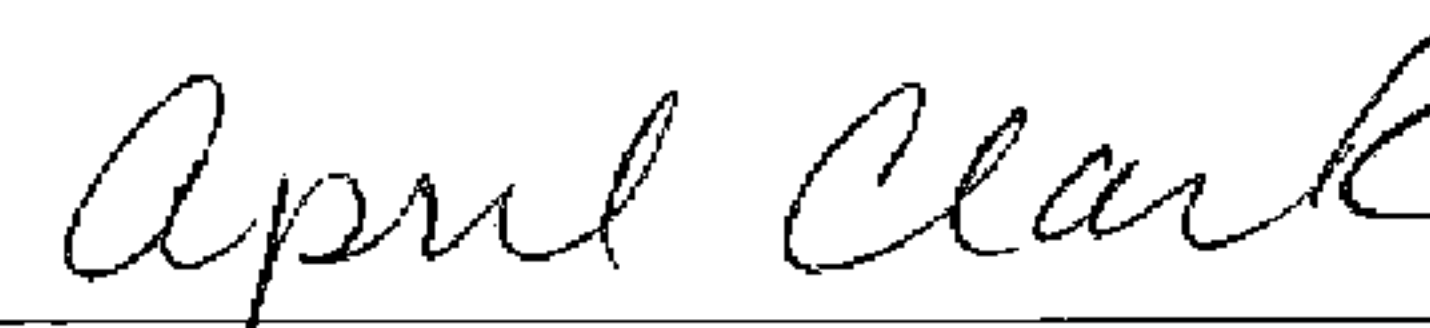
Ferman Garrett

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Karen Garrett and Ferman Garrett**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of March, 2022.





Notary Public
My Commission Expires 9/1/2024

Exhibit "A"- Legal Description

PARCEL B:

Commence at the SE corner of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 57 minutes 50 seconds West along the South line of said section a distance of 622.40 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 450.80 feet; thence North 4 degrees 17 minutes 7 seconds East a distance of 518.59 feet; thence South 84 degrees 17 minutes 41 seconds East a distance of 443.96 feet; thence South 3 degrees 35 minutes 29 seconds West a distance of 474.22 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated May 14, 2002.

ALSO, 30' INGRESS, EGRESS AND UTILITY EASEMENT"

Commence at the SE corner of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 57 minutes 50 seconds West along the South line of said section a distance of 622.40 feet; thence North 3 degrees 35 minutes 29 seconds West a distance of 474.22 feet to the POINT OF BEGINNING of the easterly line of a 30' ingress, egress and utility easement lying 30' West of and parallel to described line; thence continue along the last described course a distance of 474.22 to the southerly right of way of Shelby County Hwy. 78 and the End of said easement.

According to the survey of Rodney Shiflett, dated May 14, 2002.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/18/2022 03:43:48 PM
 \$53.00 BRITTANI
 20220318000113690

Alvin S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Ferman Garrett</u>	Grantee's Name	<u>Teresa Fulkerson</u>
Mailing Address	<u>210 Garrett Lakes # Shelby AL 35143</u>	Mailing Address	<u>1810 Mooney Rd Columbiana AL 35051</u>
Property Address	<u>Mooney Rd Vacant</u>	Date of Sale	<u>3/18/22</u>
		Total Purchase Price \$	<u>25,000.00</u>
		or	
		Actual Value \$	<u></u>
		or	
		Assessor's Market Value \$	<u></u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 <u>Ferman Garrett</u>
<input type="checkbox"/> Unattested	Sign <u><i>Ferman Garrett</i></u>
_____ (verified by)	(Grantor/Grantee/Owner/Agent) circle one