

20220324000120200
03/24/2022 11:03:35 AM
DEEDS 1/6

This Instrument was Prepared by:

Send Tax Notice To: Veronica Kay Etress Stewart

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

787 Woodland Rd
Harpersville AL 35078

File No.: S-22-27969

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of No Dollars and No Cents (\$0.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Glenda E. Blackerby, a MARRIED woman, Hilda E. Nix, a WIDOW woman, Cathy E. Ray, a MARRIED woman, Bonnie E. Howard, a MARRIED woman, Donnie R. Etress, a DIVORCED man, Tina E. Thomas, a MARRIED woman, Darlene E. Stewart, a MARRIED woman, Dale E. Godwin, a MARRIED man, Timothy E. Etress, a DIVORCED man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Veronica Kay Etress Stewart, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$69,392.09

of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of March, 2022.

Glenda E. Blackerby
Glenda E. Blackerby

State of Alabama

County of Shelby

I, Pamela J. Stand, a Notary Public in and for the said County in said State, hereby certify that Glenda E. Blackerby, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of March, 2022.

Pamela J. Stand
Notary Public, State of Alabama

My Commission Expires: 7/29/2024

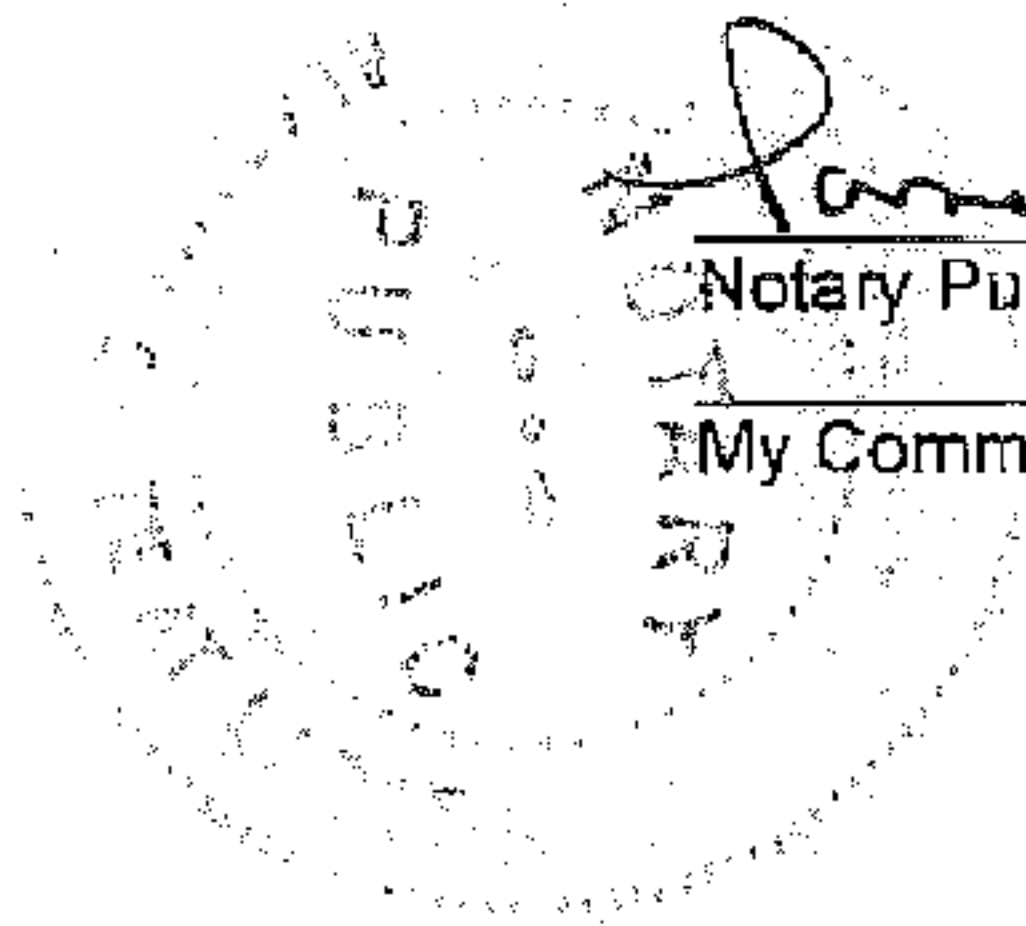
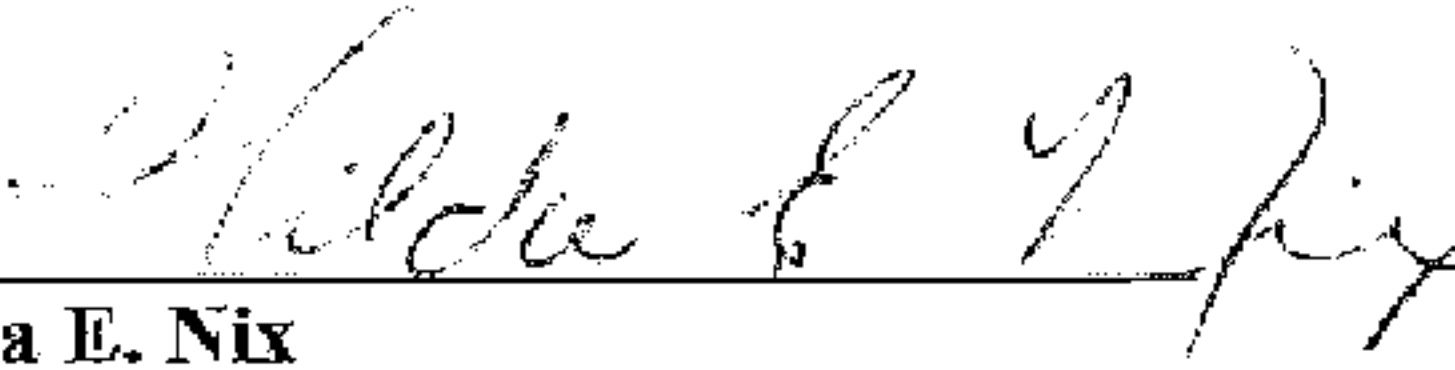


EXHIBIT "A"
LEGAL DESCRIPTION


Commence at a 5/8" rebar found and locally accepted as the Northwest Corner of the Southeast Quarter of the Northwest Quarter of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama; thence run South along said 1/4-1/4 line for a distance of 209.88 feet to a found 1-1/2" open top pipe, said point being the point of beginning; thence continue along last described course for a distance of 167.43 feet to a set 1/2" rebar capped Clinkscals; thence turn an interior angle to the right of 87°26'44" and run in a Easterly direction for a distance of 253.13 feet to a set 1/2" rebar capped Clinkscals, said point being on curve to the right having a radius of 302.31 feet, a chord of 64.47 feet; thence turn an interior angle to chord and run along said arc for a distance of 64.59 feet to a set 1/2" rebar capped Clinkscals and the beginning of a curve to the left, said curve having a radius of 120.81 feet, and a chord of 90.17 feet; thence turn an interior angle from chord to chord to the right 164°12'26" and run along said arc for a distance of 92.41 feet to a set 1/2" rebar capped Clinkscals; thence turn an interior angle from chord to the right of 98°51'25" and run in a Westerly direction for a distance of 239.66 feet to the point of beginning.

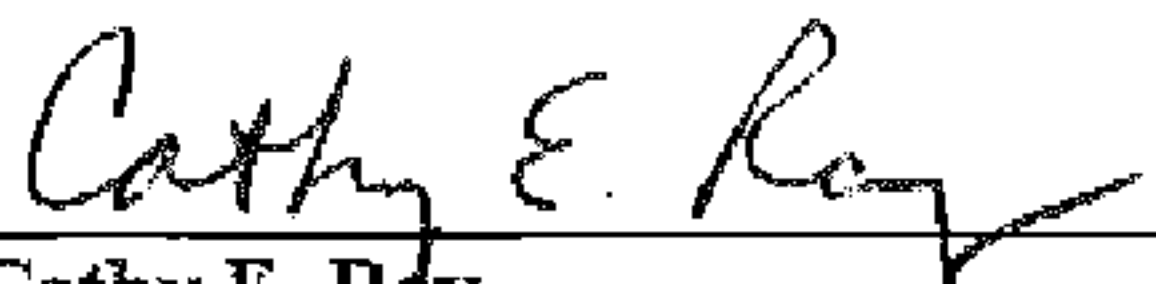

Hilda E. Nix

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hilda E. Nix, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of March 2022.

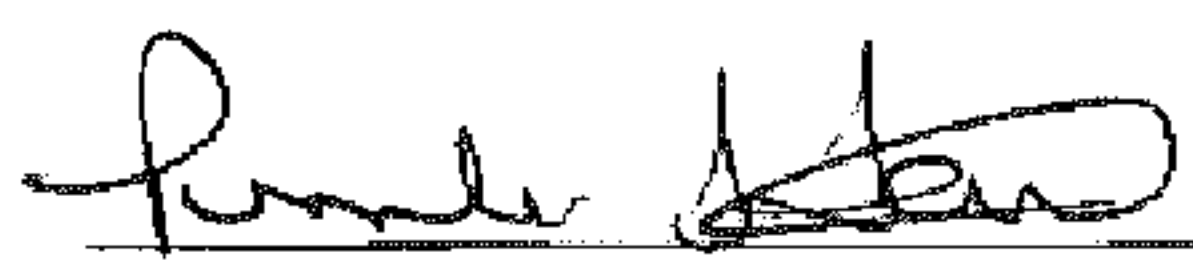
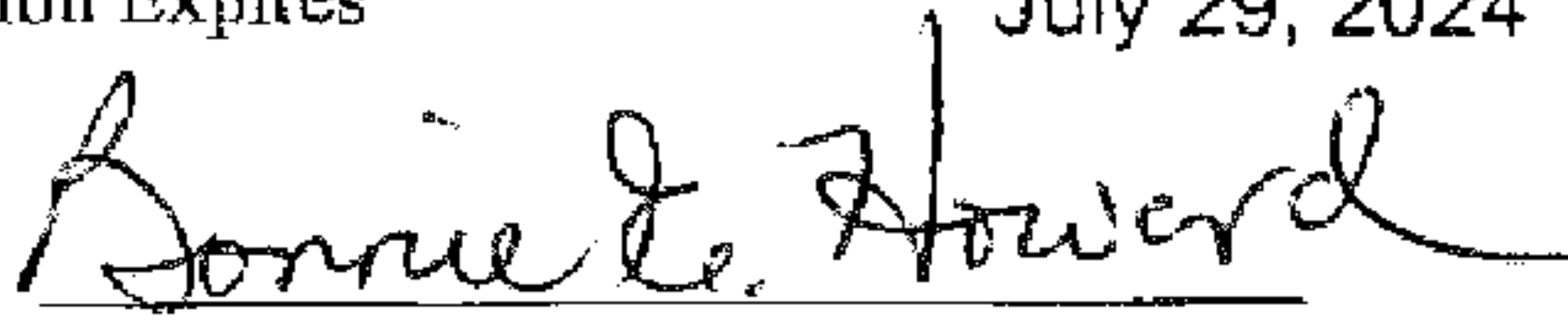

Notary Public
My Commission Expires
My Commission Expires
July 29, 2024


Cathy E. Ray

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cathy E. Ray, 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/he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 15 day of March 2022.

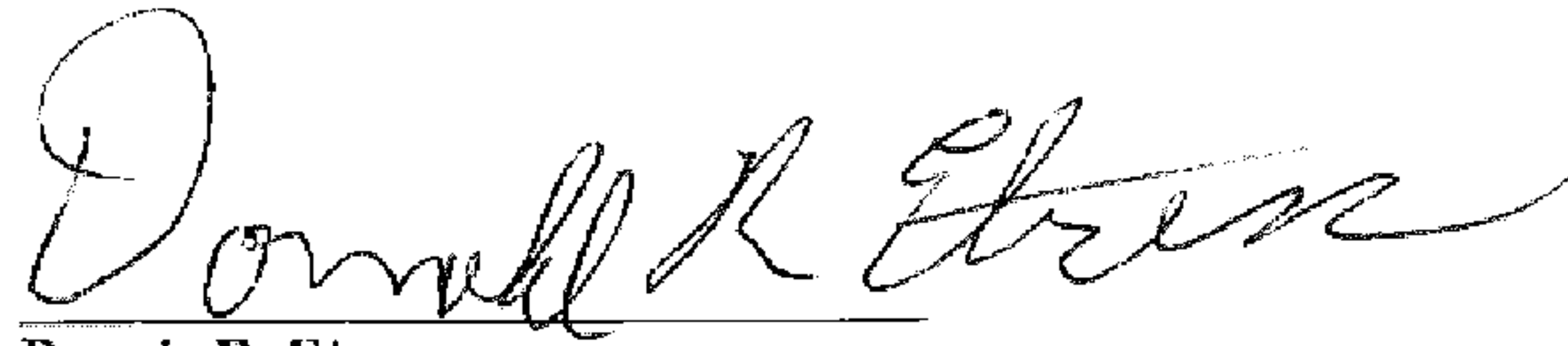

Notary Public
My Commission Expires
My Commission Expires
July 29, 2024

Bonnie E. Howard

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bonnie E. Howard, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of March 2022.

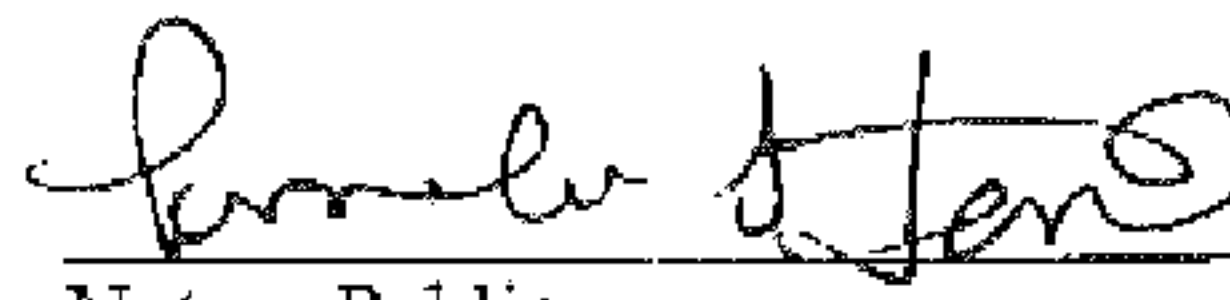

Notary Public
My Commission Expires
My Commission Expires
July 29, 2024


Donnie R. Etress

STATE OF ALABAMA)
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donnie R. Etress, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of March 2022.


Notary Public
My Commission Expires

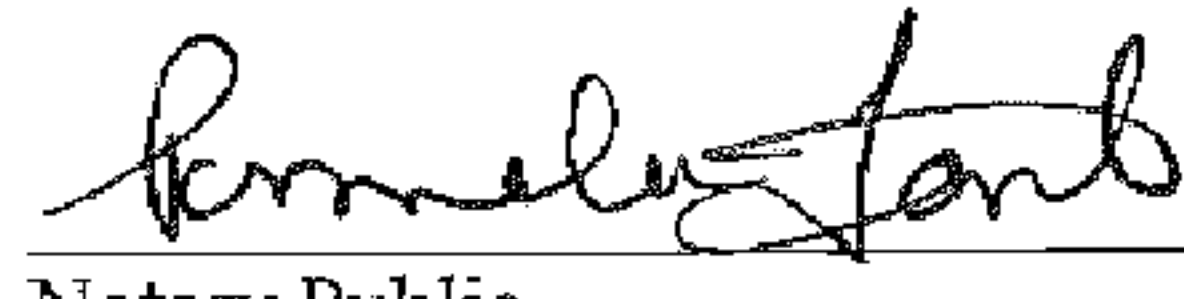
My Commission Expires
July 29, 2024


Tina E. Thomas

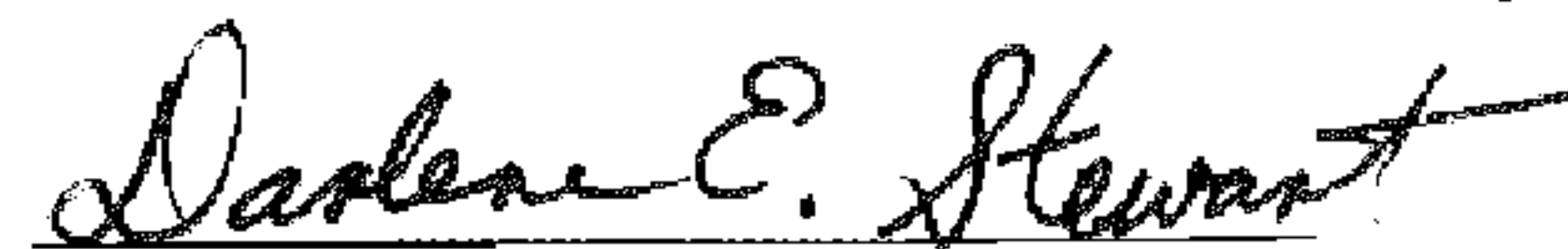
STATE OF ALABAMA)
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tina E. Thomas, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of March 2022.


Notary Public
My Commission Expires

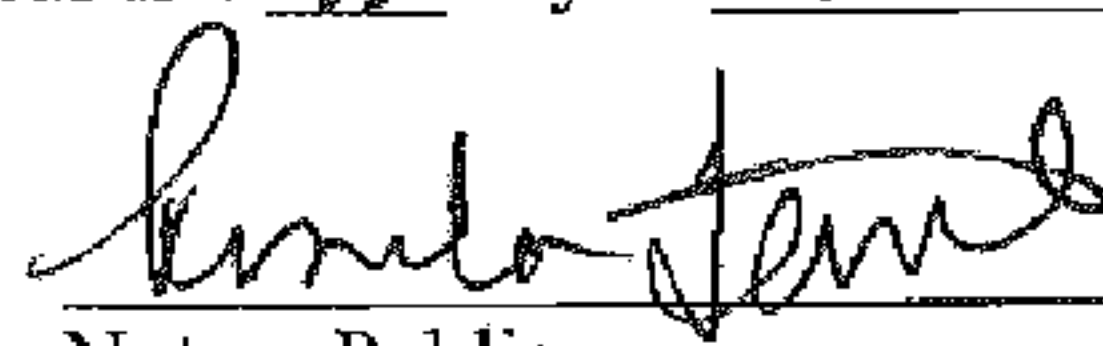
My Commission Expires
July 29, 2024


Darlene E. Stewart

STATE OF ALABAMA)
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Darlene E. Stewart, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of March 2022.


Notary Public
My Commission Expires

Dale E. Godwin
Dale E. Godwin

STATE OF ALABAMA)
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dale E. Godwin, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of March 2022.

[Signature]
Notary Public
My Commission Expires

My Commission Expires
July 29, 2024

Timothy E. Etrass
Timothy E. Etrass

STATE OF ALABAMA)
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Timothy E. Etrass, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of March 2022.

[Signature]
Notary Public
My Commission Expires

My Commission Expires
July 29, 2024



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/24/2022 11:03:35 AM
 \$46.00 CHERRY
 20220324000120200

Ann S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Glenda Blackerby
 Mailing Address 787 Woodland Rd
Harpersville AL
35078

Grantee's Name Veronica Stewart
 Mailing Address 787 Woodland Rd
Harpersville AL
35078

Property Address 787 Woodland Rd
Harpersville

Date of Sale 3-15-22
 Total Purchase Price \$ 69,392.00
 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 _____

Print Mike T. Atkinson

Unattested _____

(verified by)

Sign Mike T. Atkinson
 (Grantor/Grantee/Owner/Agent) circle one