



20220404000134930 1/5 \$234.00
Shelby Cnty Judge of Probate, AL
04/04/2022 08:50:59 AM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned James H. Bailey, Jr., unmarried; Johnny Lee Bailey, unmarried; and Jacquelyn A. Ferreira, unmarried (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Betty L. Elliott (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A for Legal Description.

Subject to easements, restrictions, covenants, conditions, rights of way, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and her heirs and assigns forever, against the lawful claims of all persons.

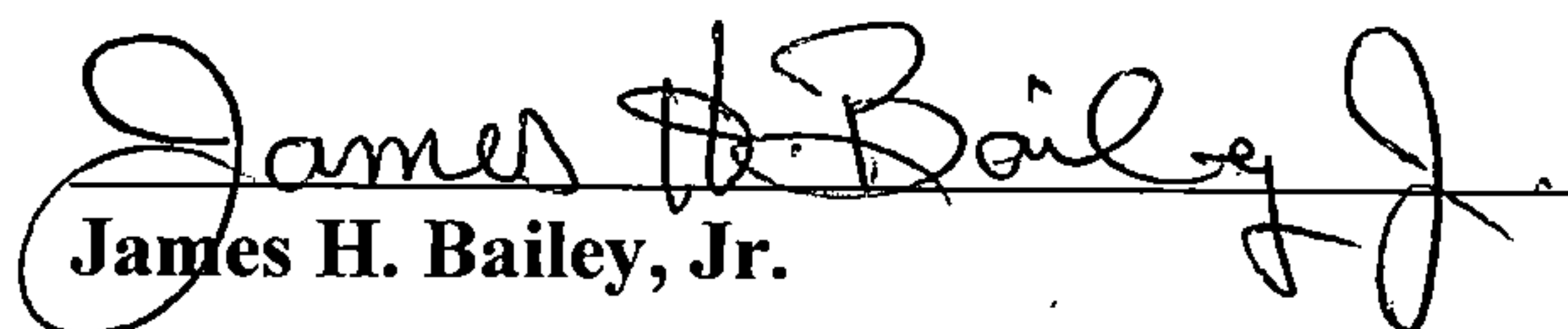
Shelby County, AL 04/04/2022
State of Alabama
Deed Tax:\$200.00



20220404000134930 2/5 \$234.00
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IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

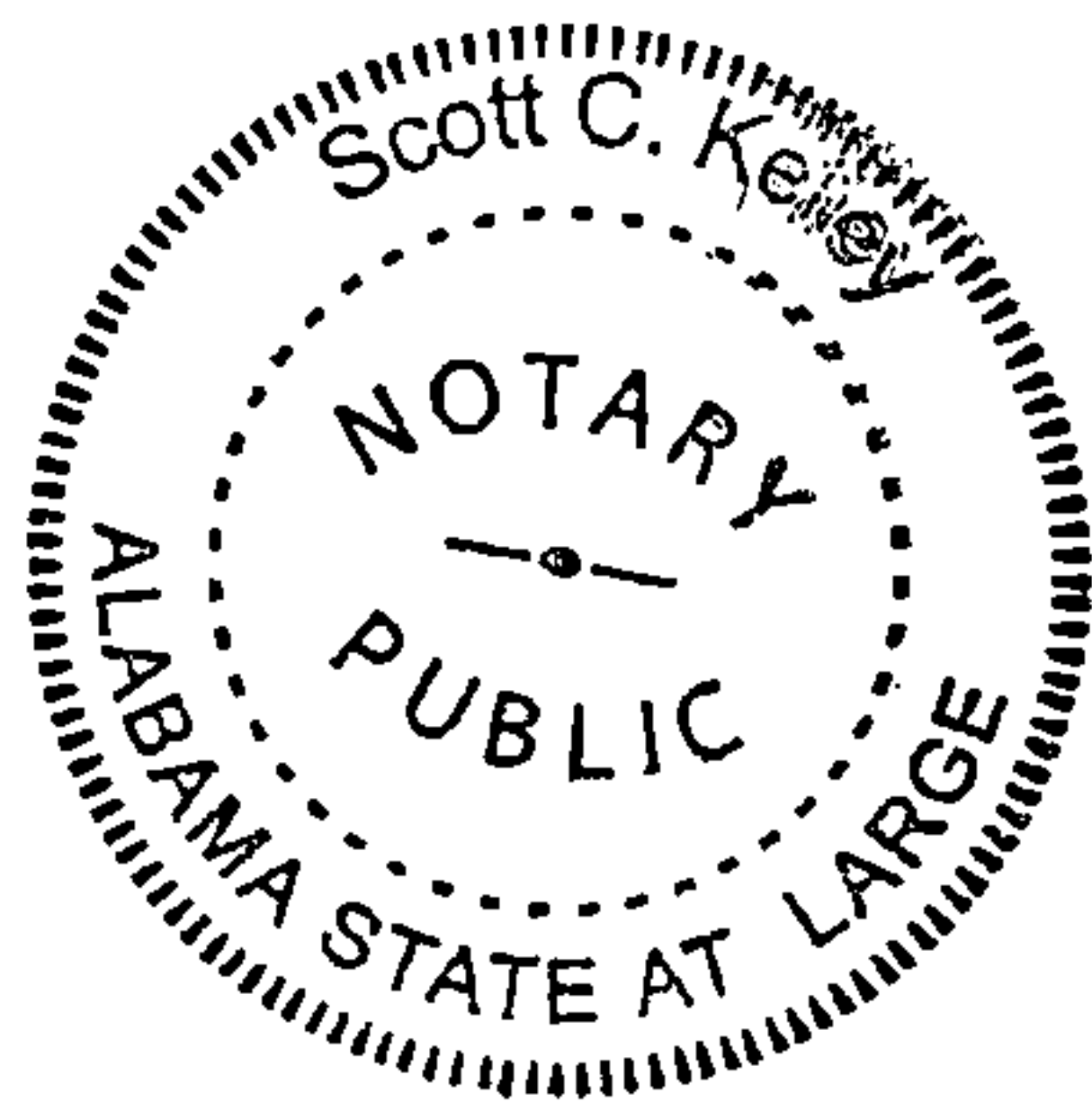
10 day of MARCH, 2022.

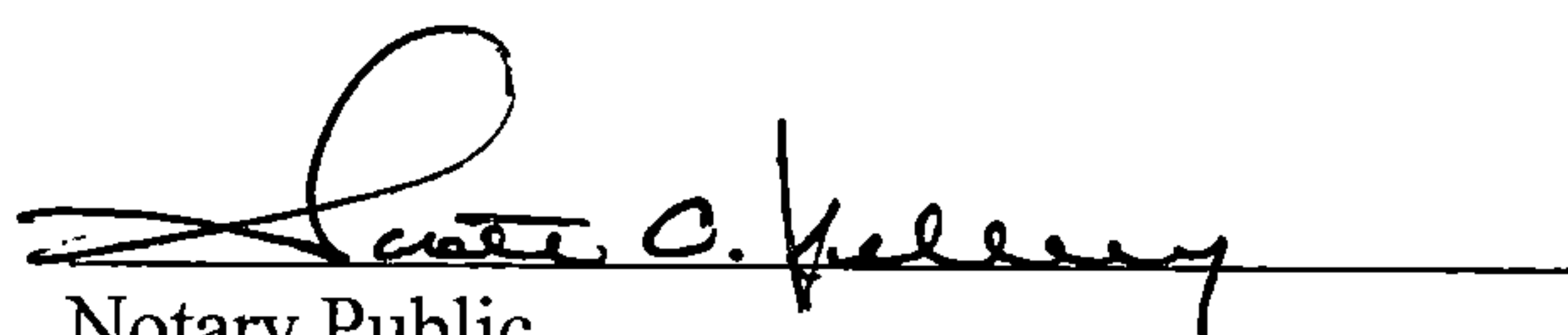

James H. Bailey, Jr.

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Bailey, Jr., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2022.



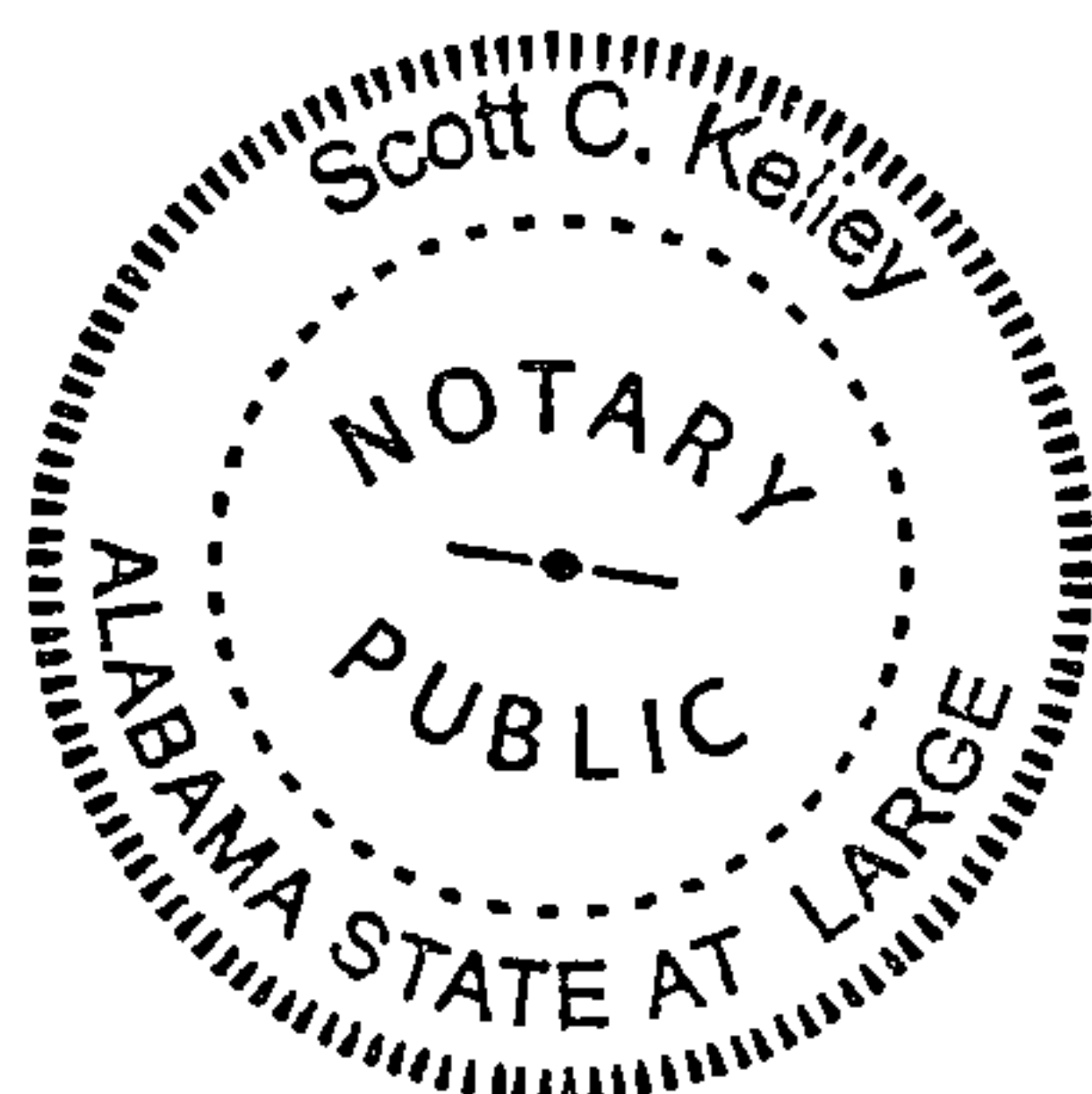

Notary Public
My commission expires: 12/19/2023

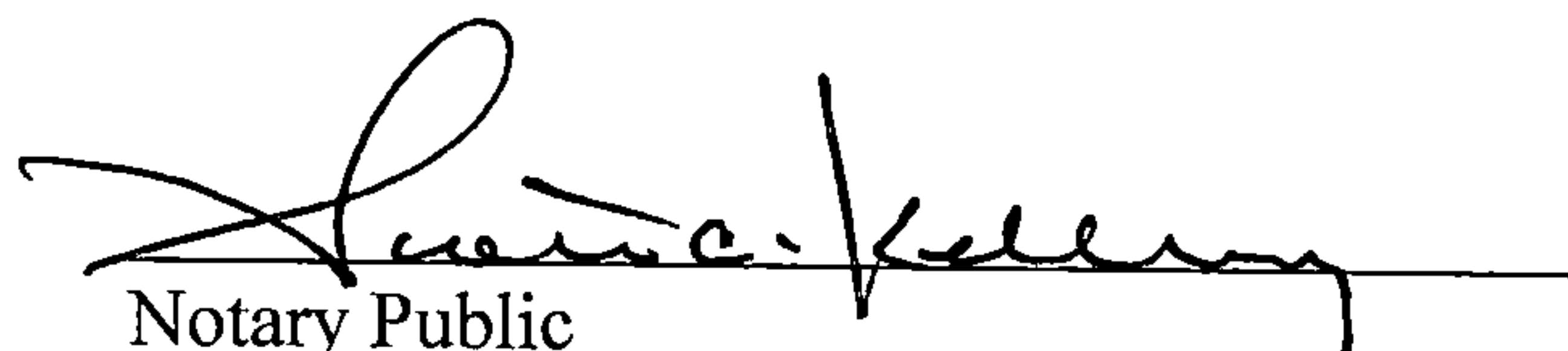

Johnny Lee Bailey

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny Lee Bailey, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, 2022.




Notary Public
My commission expires: 12/19/2023



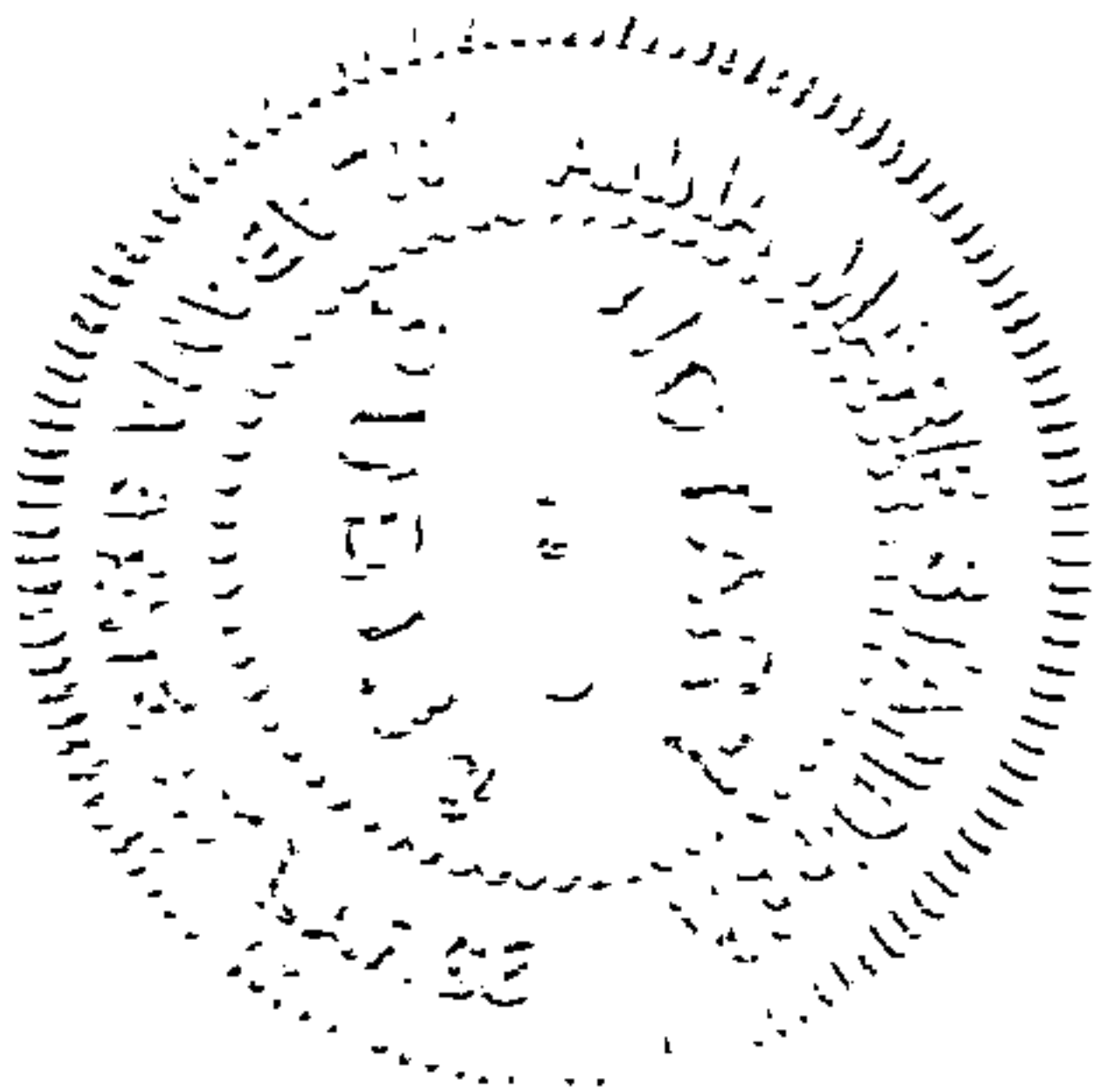
20220404000134930 3/5 \$234.00
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Jacquelyn A. Ferreira
Jacquelyn A. Ferreira

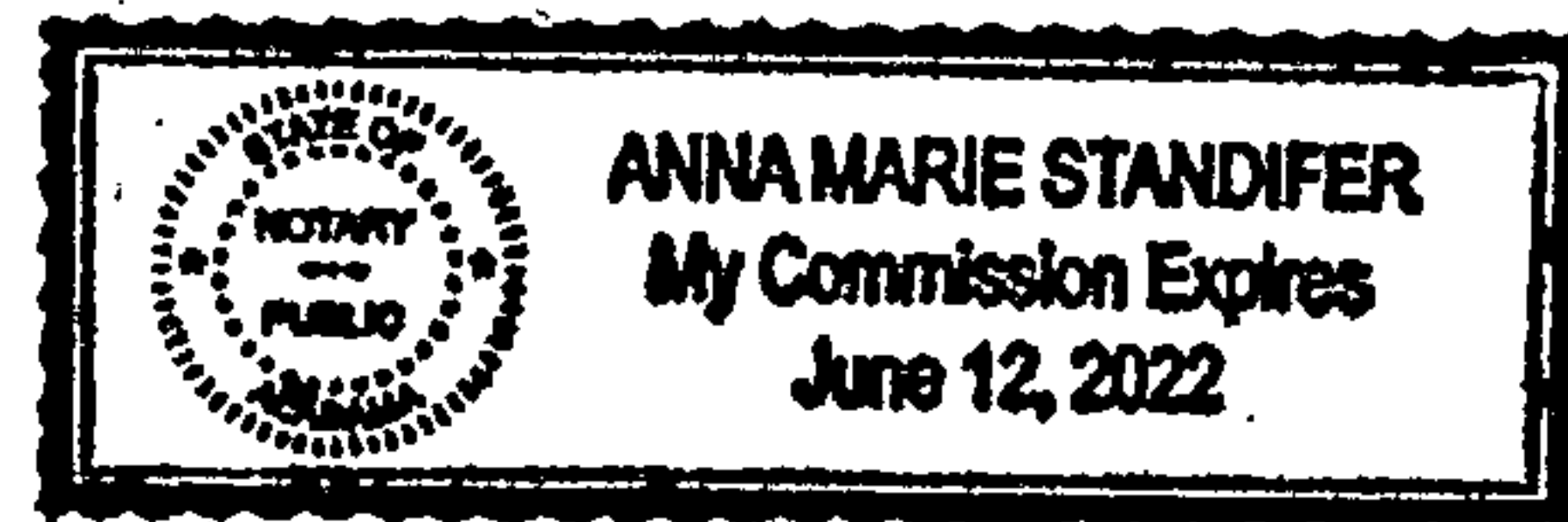
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacquelyn A. Ferreira, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March, 2022.



Anna Marie Standifer
Notary Public
My commission expires:





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Exhibit A
Legal Description

Commence at the Southwest corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence run North along the West boundary line of said Section for 210.00 feet; thence turn an angle of 90 deg. 37 min. 00 sec. to the right and run 55.80 feet to the East right of way line of Shelby County No. 55 for the point of beginning; thence continue along last course for 514.76 feet; thence turn an angle of 77 deg. 08 min. 29 sec. to the left and run 598.78 feet; thence turn an angle of 103 deg. 25 min. 09 sec. to the left and run 239.82 feet; thence turn an angle of 90 deg. 00 min. to the left and run 235.29 feet; thence turn an angle of 90 deg. 37 min. to the right and run 415.55 feet to the East right of way line of Shelby County No. 55; thence turn an angle of 90 deg. 53 min. 21 sec. to the left and run Southerly along said road right of way line for 346.59 feet to the point of beginning. Containing 5.57 acres. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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



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Grantor's Name see deed
Mailing Address P.O. Box 225
Westover, AL 35185

Grantee's Name Betty L. Elliott
Mailing Address P.O. Box 225
Westover, AL 35185

Property Address 10060 Hwy 55
Westover, AL 35185

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 199,670.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other assessor's current market value
☐ 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 4-4-2022

Print Betty L. Elliott

☐ Unattested

Sign Betty L. Elliott
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1