

STATE OF ALABAMA  
COUNTY OF SHELBY

## *Warranty Deed*

*Know all Men by these Presents,* That, in consideration of Fifty Thousand (\$50,0000.00) and 00/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **MARIZA P. BARNETT, an unmarried person** (herein referred to as "Grantor"), does hereby these presents grant, bargain, sell and convey unto **DIANE FRANCES NEWCOMB** (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the northeast corner of the NW ¼ of the NW ¼ of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the East line of said quarter-quarter section 1,177.47' to a point; thence turn 94°35'32" right and run Westerly 569.24' to a point on the east margin of Roy Drive; thence turn 96°13'31" left and run Southerly along said margin of said Roy Drive 12.07' to the point of beginning of the property being described; thence continue along last described course 9.44' to a point; thence turn 83°32'47" left and run Easterly 150.00' to a point; thence turn 95°55'19" left and run Northerly 99.94' to a point; thence turn 84°18'23" left and run Westerly 150.87' to the point of beginning, containing 0.34 of an acre. Property is subject to any and all easements, agreements, restrictions and/or limitations of probated record and/or applicable law.

SOURCE OF TITLE: This being a portion of the property inherited by Mariza P. Barnett from her husband, Carl Sedford Barnett, which Estate was Probated in Case #PR-2016-000221, Probate Court of Shelby County, Alabama.

DESCRIPTION FURNISHED BY GRANTOR AND DEED PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THEREFORE, THERE ARE NO WARRANTIES.

*To Have and To Hold* the aforegranted premises to the said GRANTEE, his or her heirs and assigns forever.

And the said GRANTOR does, for himself, his heirs and assigns, covenant with said GRANTEE, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it



20220404000136440 2/3 \$78.00  
 Shelby Cnty Judge of Probate, AL  
 04/04/2022 03:32:08 PM FILED/CERT

is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said GRANTEE, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

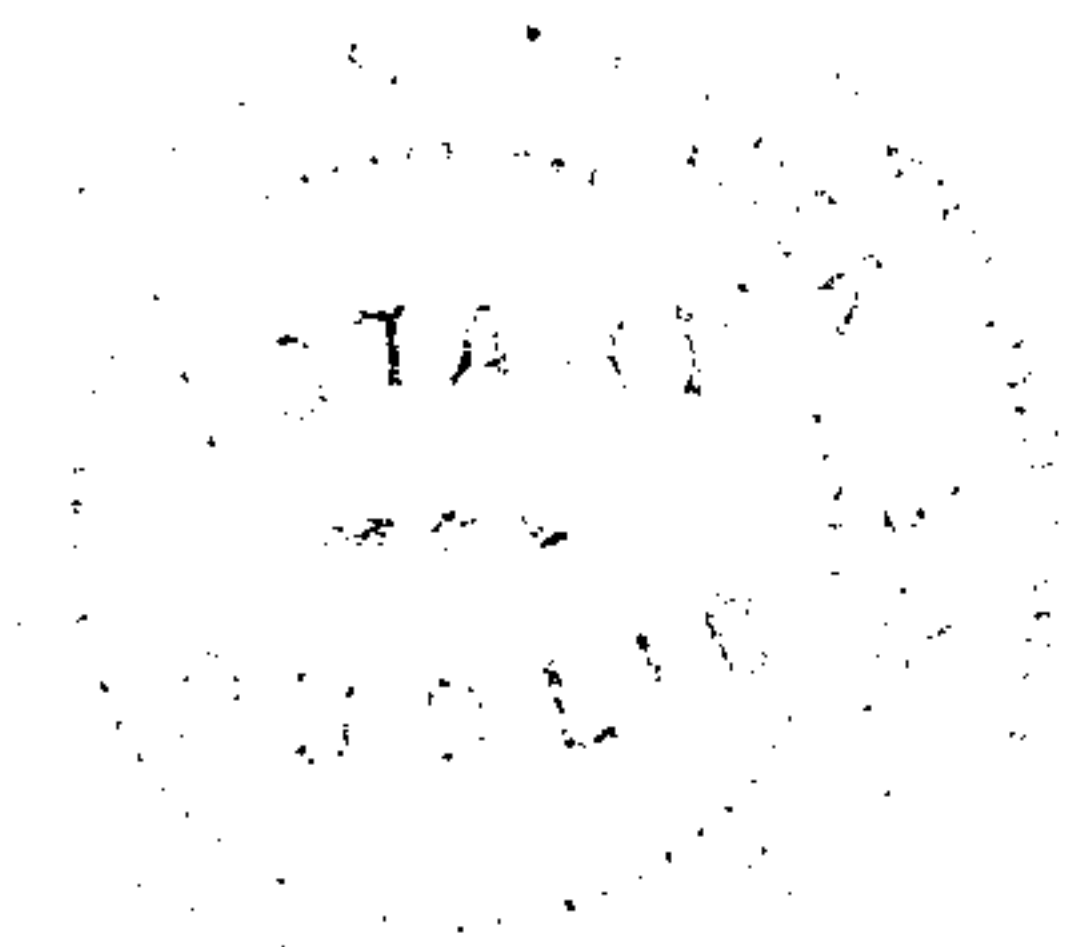
*In Witness Whereof*, the said Grantor has set their hand and seals this 4th day of April, 2022.

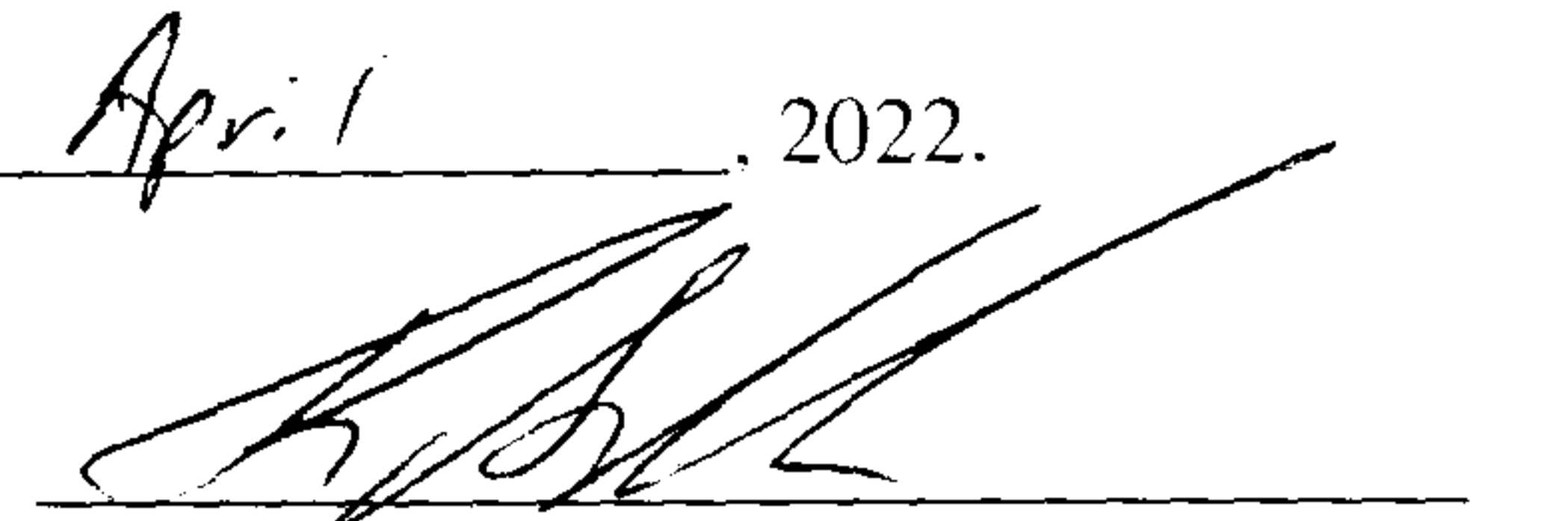
 {L.S.}  
 Mariza P. Barnett

STATE OF ALABAMA  
 COUNTY OF JEFFERSON

I, the undersigned notary public, in and for said county and state, hereby certify that **Mariza P. Barnett**, 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 seal this 4<sup>th</sup> day of April, 2022.



  
 Notary Public  
 My commission expires: 12-04-2023

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker, Attorney at Law  
 Kendall Maddox & Associates, LLC  
 2550 Acton Road, Suite 210  
 Birmingham, AL 35243

**SEND TAX NOTICE TO:**

Diane Frances Newcomb  
 5535 Roy Drive  
 Helena, AL 35080

Real Estate Sales Validation Form

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

Grantor's Name Mariza P. Barnett  
Mailing Address 5545 Roy Drive  
Helena, AL 35080

Grantee's Name Diane Frances Newcomb  
Mailing Address 5535 Roy Drive  
Helena, AL 35080

Property Address Vacant Land on Roy Drive

Date of Sale 4-4-22

Total Purchase Price \$ 50,000

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

This 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 Sales Price  
☐ 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 4-4-22

Unattested

(verified by)

Print Diane Frances Newcomb  
Sign Diane Frances Newcomb  
(Grantor/Grantee/Owner/Agent) circle one