

Parcel I.D. #:

Send Tax Notice To: Keevon Lacey
130 Wallace Street
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20220405000140340 1/3 \$32.50
Shelby Cnty Judge of Probate, AL
04/05/2022 01:58:16 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of Four Thousand Two Hundred Eighty Dollars and 00/100 (\$ 4,280.00), the receipt of sufficiency of which are hereby acknowledged, that **Kevin Lacey, a divorced man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Keevon Lacey**, hereinafter known as the GRANTEE;

Commence at the northeast corner of Section 19, Township 22 South, Range 3 West, Shleby County, Alabama and run thence westerly along the north line of said section a distasnce of 907.80' to a point; Thence turn 90 deg. 36' left and run 215.32' to a point; Thence turn 26 deg. 12' left and run 340.55' to a point; Thence turn 66 deg. 34' left and run 212.99' to a point; Thence turn 78 deg. 49' 53" right and run 84.88' to a point; thence turn 52 deg. 24' 17" right and run 187.29' to a point; Thence turn 44 degrees 20' 15" left and run southerly 65.39' to the Point of Beginning of the property being described; Thence turn 103 deg. 28' 29" left and run easterly 125.00' to a point; Thence turn 90 degrees 00' right and run southerly 125.00' to a point; Thence turn 90 deg. 00' right and run westerly 125.00' to a point; thence turn 90 deg. 00" right and run northerly 125.00' to the Point of Beginning.

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR and was taken from that certain mortgage recorded in as Instrument # 1994-25550, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises;

Shelby County, AL 04/05/2022
State of Alabama
Deed Tax: \$4.50

that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 4th Day of April, 2022.

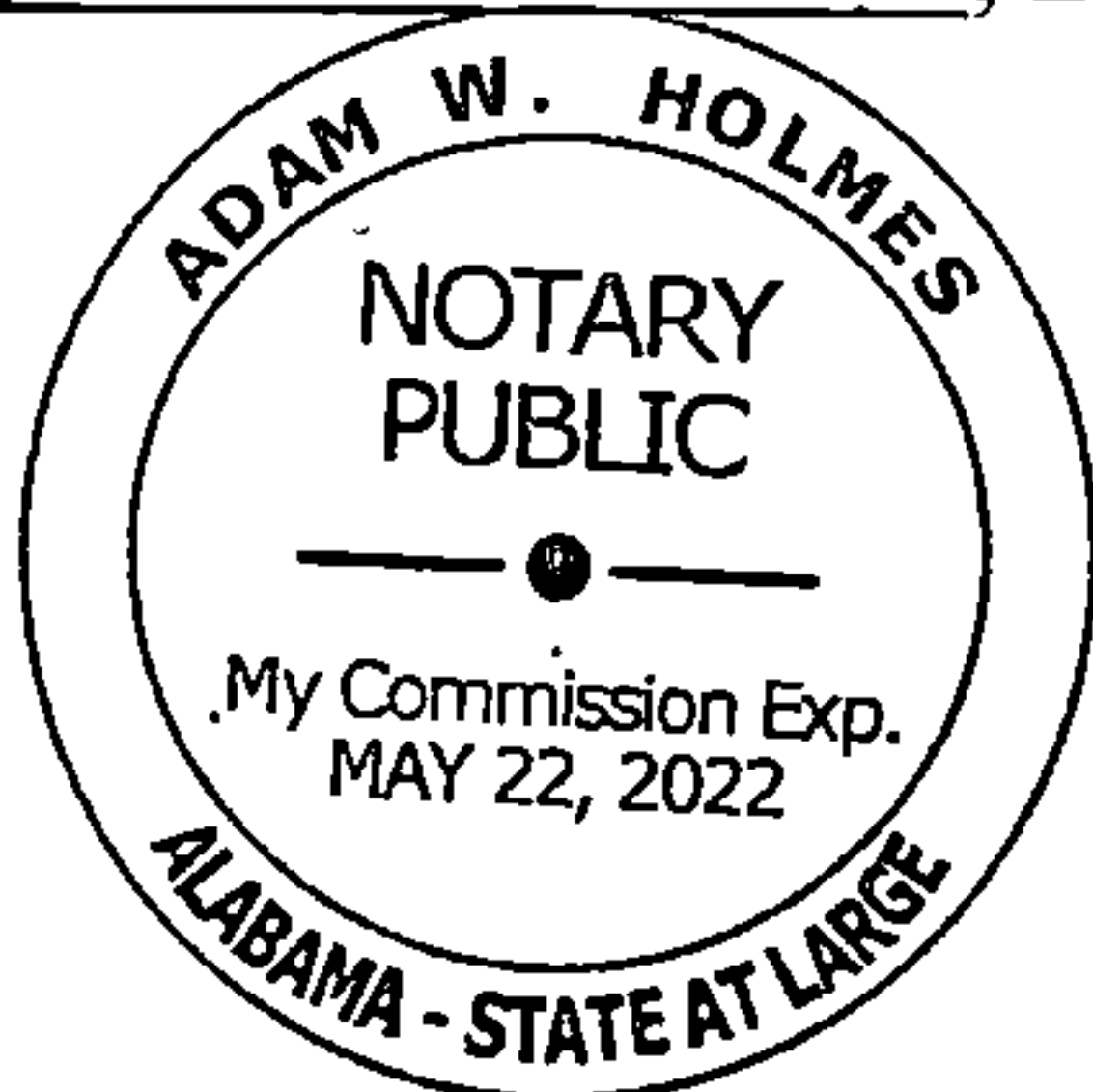
Kevin L. Lacey
Kevin Lacey
GRANTOR

20220405000140340 2/3 \$32.50
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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Kevin Lacey*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 4th Day of April, 2022.



Adam W. Holmes
NOTARY PUBLIC
My Commission Expires: 05.22.2022

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.

Real Estate Sales Validation Form

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

Grantor's Name Kevin Lacey
Mailing Address 130 Wallace St.
Montevallo, AL 35115

Grantee's Name Keaton Lacey
Mailing Address 130 Wallace St.
Montevallo, AL 35115

Property Address N/A
Acres

Date of Sale 4/4/22
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 4,280.-

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 Tax Value

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

Print Keaton Lacey

Unattested

Sign Keaton Lacey

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1