This Instrument was Prepared by:

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

File No.: S-22-28168

Send Tax Notice To: Kathy D. Oakes

POBOX TUS

Columbiana, 0435051

## **WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Eight Thousand Dollars and No Cents** (\$248,000.00), 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, **John P. Meeks and Dorothy S. Meeks, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kathy D. Oakes**, (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.

**\$0.00** 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 8th day of April, 2022.

1/h-

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Dorothy S. Meeks

JA, LARGE

State of Alabama

County of Shelby

John P. Meeks and Dorothy S. Meeks, 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 8th day of April, 2022.

Notary Public, State of Alabama

My Commission Expires: 11-13-2023

## EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Southwest corner of the NW 1/4 of the SW 1/4, Section 15, Township 21 South, Range 1 East; thence run East along the South line of said 1/4-1/4 section a distance of 43.60 feet to the East right of way line of Shelby County Highway No. 7; thence continue East along the South line of said 1/4-1/4 section a distance of 1188.94 feet; thence turn an angle of 91 degrees 42 minutes 18 seconds to the left and run a distance of 210.00 feet; thence turn an angle of 88 degrees 17 minutes 44 seconds to the left and run a distance of 1187.94 feet to the East right of way line of Shelby County Highway No. 7; thence turn an angle of 91 degrees 25 minutes 54 seconds to the left and run along said highway right of way a distance of 209.97 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4, Section 15, Township 21 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama.

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/08/2022 03:36:24 PM
\$276.00 CHARITY
20220408000146600

## alling 5. Buyl

## Real Estate Sales Validation Form

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

Grantor's Name	John P. Meeks Dorothy S. Meeks	Grantee's Name	Kathy D. Oakes
Mailing Address	187 Brookhollow Princin, Al. 3512	Mailing Address <u>Mailing Address</u> <u>Y</u>	POBOX 745 Celumbiana, al 3505/
Property Address	260 Highway 7 . Wilsonville, AL 35186		April 08, 2022 \$248,000.00
•	of documentary evidence is not i		ving documentary evidence: (check
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 of 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).			
l attest, to the best further understand Code of Alabama 1	that any false statements claime	the information contained in this don this form may result in the	s document is true and accurate. I imposition of the penalty indicated in
Date <u>April 08, 2022</u>	) 	Print John P. Meeks	
Unattested	(verified by)	Sign(Granton	/Grantee/Owner/Agent) circle one