

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
AMANDA TOWERY ACRE

20220425000169120
04/25/2022 02:29:14 PM
DEEDS 1/3

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration TEN and 00/100 Dollars (\$10.00) to the undersigned Grantors, **NATHAN ACRE, AN UNMARRIED MAN AND MANDY ACRE, AN UNMARRIED WOMAN** (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **AMANDA TOWERY ACRE** (herein referred to as GRANTEES) the following described real estate, situated in SHELBY County, Alabama, to-wit:

COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 1 EAST, THENCE S 89°29'00" E ALONG SAID 1/4-1/4 LINE FOR A DISTANCE OF 850.33 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE N 00°12'34" W AND RUN IN A NORTHERLY DIRECTION A DISTANCE OF 621.70 TO A SET #4 REBAR CAPPED CLINKSCALES & THE POINT OF BEGINNING, THENCE CONTINUE N 00°12'34" W FOR A DISTANCE OF 368.30 FEET TO A SET #5 REBAR CAPPED CLINKSCALES, THENCE S89°26'51" W FOR A DISTANCE OF 660.48 FEET TO TO A POINT ON THE NORTHERN RIGHT OF WAY OF SAND RIDGE ROAD, THENCE S 54°59'24" W A DISTANCE OF 101.49 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE S 59°56'04" W FOR A DISTANCE OF 102.27 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE S 62°05'52" W FOR A DISTANCE OF 130.04 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE S 61°31'38" W 246.27 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE S 60°52'34" W FOR A DISTANCE OF 178.64 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 2.88 ACRES MORE OR LESS.

LESS & EXCEPT ANY PART LYING WITHIN THE RIGHT OF WAY OF SAND RIDGE ROAD.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION. LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR.

SUBJECT TO:

- 1) Rights of claims of parties in possession not shown by the public record.**
- 2) Easements, or claims of easements, not shown by public record.**
- 3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspections of the premises.**
- 4) Any line, or right to a lien, for services, labor or material hereto or hereafter furnished imposed by law and not shown by public record.**
- 5) Easements of record.**

6) Oil, gas, and minerals and all other subsurface interest in, to or under the land herein described.

TO HAVE AND TO HOLD And said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors, assigns, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

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

Nathan Acre
NATHAN ACRE

Mandy Acre
MANDY ACRE

STATE OF Alabama
Jefferson COUNTY

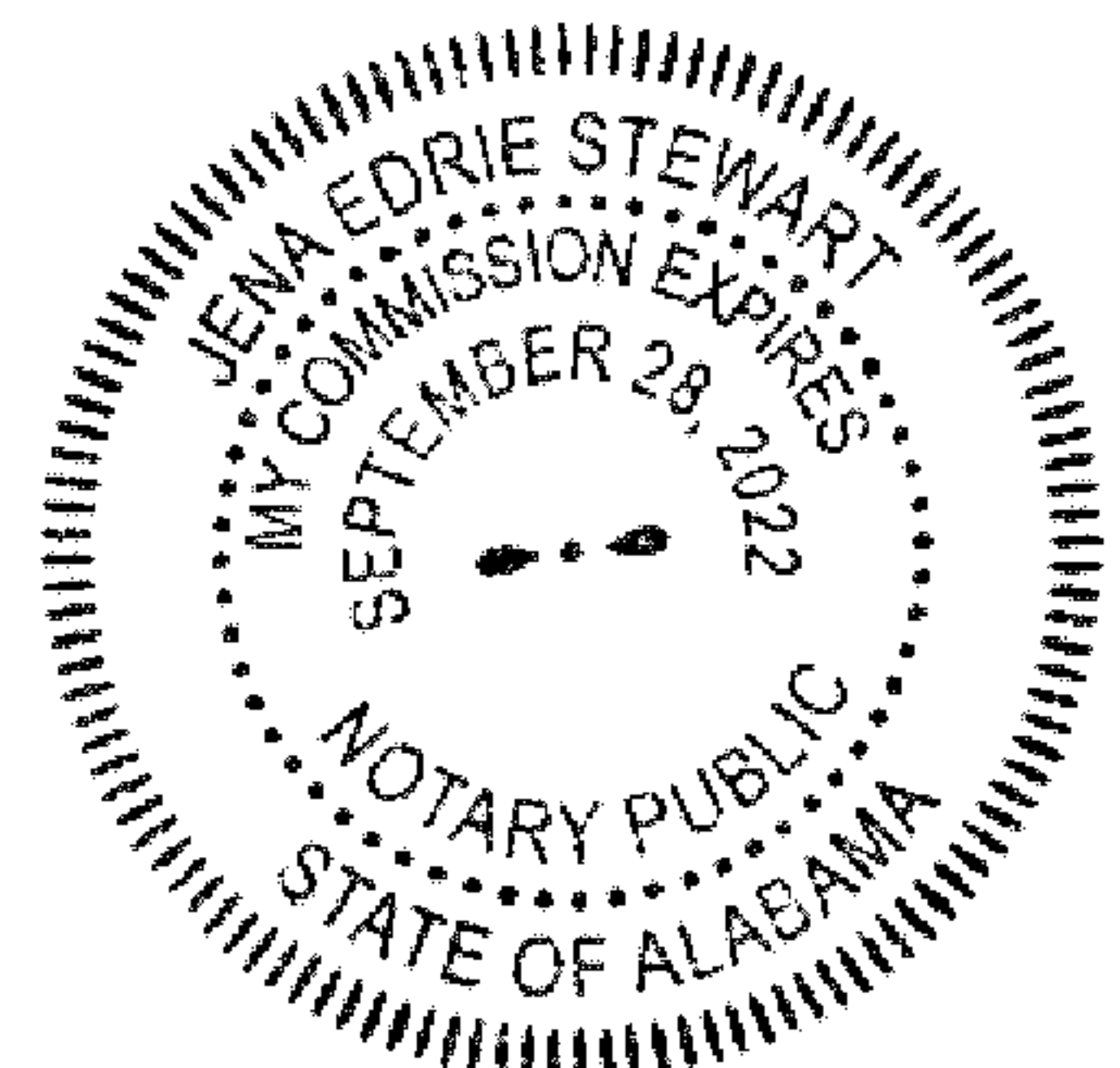
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **MICHAEL NATHAN ACRE AND MANDY ACRE**, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, 2022.

[Signature]
Notary Public

My Commission Expires:

9/28/22



Real Estate Sales Validation Form

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

Grantor's Name: NATHAN AND MANDY ACRE

Grantee's Name: AMANDA TOWERY ACRE

Mailing Address: 2551 Mimosa Rd
Leeds, AL 35094Mailing Address: 2551 Mimosa Rd
Leeds, AL 35094Property Address: Meets + BoundsDate of Sale: 4/18/22

Total Purchase Price: \$ _____

Actual Value: \$ 10,000

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
☐ Appraisal	☒ Other Tax Assessment
☐ Sales Contract	
☐ 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: 4/18/22Print: Mandy Acre☐ UnattestedSign: Mandy Acre

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

04/25/2022 02:29:14 PM

\$38.00 CHARITY

20220425000169120

Grantor/Grantee/Owner/Agent) (circle one)

Allen S. Bayl