

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Janette Chavez Rico
1357 Whirlaway Circle
Helena, AL 35080

20220502000176910
05/02/2022 08:35:59 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty-Five Thousand And No/100 Dollars (\$85,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Millard Blane McGlawn and Juanita R. McGlawn, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Janette Chavez Rico (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Beginning at the SW corner of the SW 1/4 of the NW 1/4 of Section 22, Township 20, Range 3 West, and run East along the South line of said forty acres about 700 feet to the West line of a road for a point of beginning of the tract herein conveyed; thence North along the West line of said road 200 feet; thence West 220 feet; thence South 200 feet to the South line of said 40 acres; thence East 220 feet to the point of beginning. Containing 1 acre, more or less, and being situated in the SW 1/4 of the NW 1/4 of Section 22, Township 20, Range 3 West.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

THE FOLLOWING ITEMS ARE IN THE CHAIN OF TITLE:

1. DEED EXECUTED BY JOHNNIE GATES AND WIFE HATTIE GATES AND MRS LOUVICAY V. COOK, A WIDOW, TO MRS CLORA MCGLAWN DATED 06/23/47, RECORDED 07/07/47, IN VOLUME 128, PAGE 250, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. (NOTE: THE LEGAL DESCRIPTION IN SAID DEED IS FOR TAX PARCEL 32 AND 32.001. TAX PARCEL 32.001 IS THE SUBJECT LAND FOR THIS TITLE COMMITMENT)
2. CLORA MCGLAWN DIED 06/28/1977. HER ESTATE WAS PROBATED IN SHELBY COUNTY, ALABAMA. LETTERS TESTAMENTARY WERE GRANTED TO GEORGE M. MCGLAWN. IN HER LAST WILL AND TESTAMENT, CLORA MCGLAWN GIVES HER REAL PROPERTY TO HER SON, GEORGE M. MCGLAWN.
3. GEORGE MILLARD MCGLAWN DIED ON OR ABOUT 05/22/1996. THE WEB-SITE WWW.FINDAGRAVE.COM REPORTS GEORGE MILLARD MCGLAWN'S SPOUSE AS LOIS ENGLAND MCGLAWN.
4. LOIS ENGLAND MCGLAWN DIED ON OR ABOUT 01/26/2019.
5. WARRANTY DEED EXECUTED BY LOIS E. MCGLAWN, A SINGLE WOMAN, TO MILLARD BLAINE MCGLAWN AND WIFE, JUANITA R. MCGLAWN DATED 12/16/02, RECORDED 12/17/02, IN INST # 20021217000631450, IN THE OFFICE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. (NOTE: LEGAL DESCRIPTION IS FOR TAX PARCEL 32.001).

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 5 day of April, 20 22.

Millard Blane McGlawn

Millard Blane McGlawn

Juanita R. McGlawn

Juanita R. McGlawn

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Millard Blaine McGlawn and Juanita R. McGlawn 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 on this 5 day of April, 20 22.

Samantha Deaton

Notary Public

My commission expires:

MY COMMISSION EXPIRES FEBRUARY 28, 2026

Real Estate Sales Validation Form

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

Grantor's Name Millard Blane McGlawn and Juanita R. McGlawn Grantee's Name Janette Chavez Rico

Mailing Address 219 West Violet Ave
Foley, AL 36535-2050

Mailing Address 5584 Roy Drive
Helena, AL 35080

Property Address 5584 Roy Drive
Helena, AL 35080

Date of Sale April 8, 2022
Total Purchase Price \$85,000.00

or
Actual Value \$

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:

☒ 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 - Millard Blane McGlawn and Juanita R. McGlawn, 219 West Violet Ave, Foley, AL 36535-2050.

Grantee's name and mailing address - Janette Chavez Rico, 5584 Roy Drive, Helena, AL 35080.

Property address - 5584 Roy Drive, Helena, AL 35080

Date of Sale - April 8, 2022.

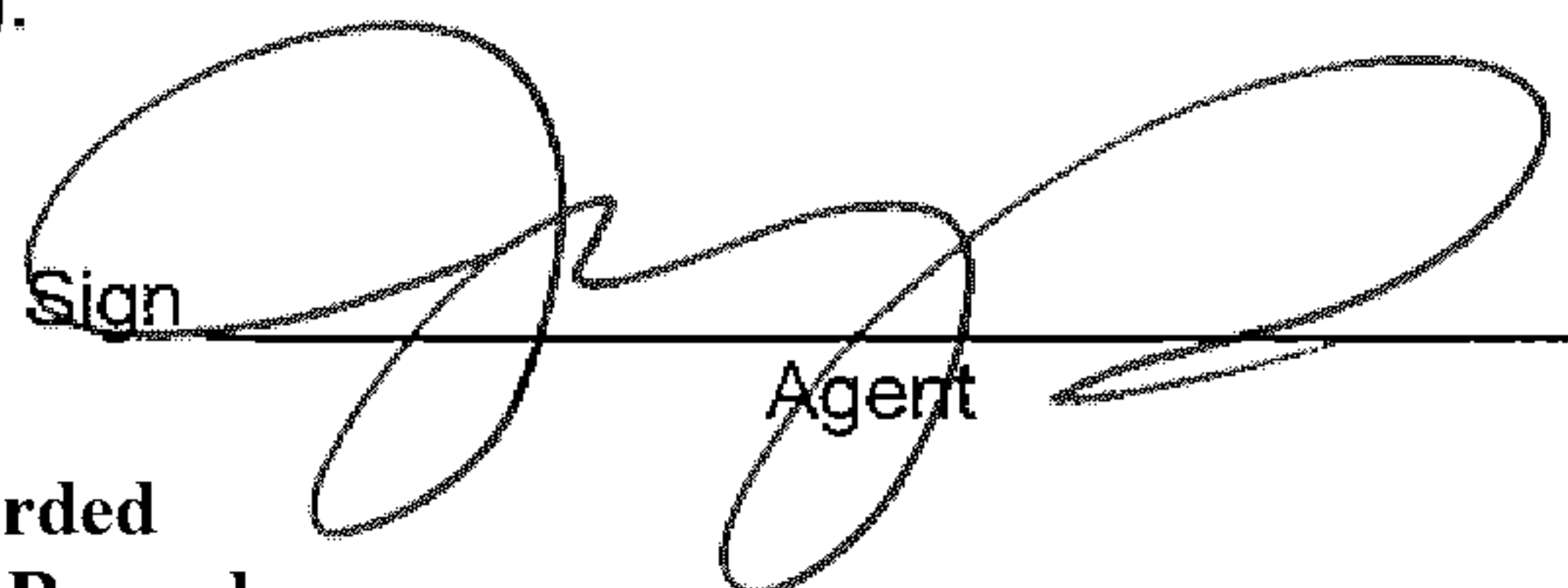
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

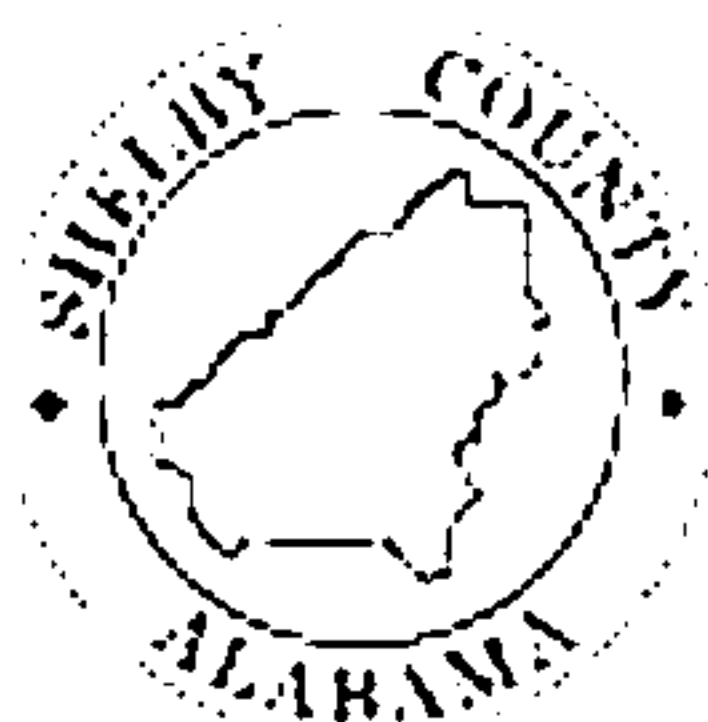
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: April 8, 2022

Sign 
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2022 08:35:59 AM
\$113.00 JOANN
20220502000176910

Allen S. Bayl