

**THIS INSTRUMENT WAS PREPARED:**

Candice J. Shockley  
140 Yeager Parkway  
Pelham, Alabama 35124

**SEND TAX NOTICE TO:**

Terry C. Logan  
1416 Royalty Drive,  
Alabaster, AL 35007

**STATUTORY WARRANTY DEED**

20220504000181830

05/04/2022 08:27:29 AM

CORDEED 1/3

**STATE OF ALABAMA)**

**SHELBY COUNTY )**

**KNOW ALL PERSONS BY THESE PRESENTS,**

\*JEFFERY RAY LOGAN A SINGLE MAN.

That in consideration of the Final Decree of Divorce in DR-2018-900732.00 dated, September 16, 2019, the, Grantor, **JEFFREY RAY LOGAN** does grant, bargain, sell and convey unto **TERRY C. LOGAN** Grantee, all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 50, ACCORDING TO THE SURVEY OF KINGWOOD, FIRST ADDITION, AS RECORDED IN MAP BOOK 6 PAGE 90 IN THE PROBATE OFFICES OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Building setback line of 35 feet reserved from Royalty Drive as shown by plat.
2. Public easements as shown by recorded plat, including 10 feet on rear.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 15 Page 892 and Misc. Book 16 Page 361 in Probate Office.
4. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 55 Page 454, Deed Book 225 Page 224, Deed Book 299 Page 132, Deed Book 299 Pages 150, 156, 138 and 144 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 339 Page 487 in Probate Office.
6. Agreement regarding sanitary sewer line as set out in Misc. Book 16 Page 354 in Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 6 Page 90.

And subject to the foregoing, the **GRANTOR** will warrant and forever defend the right and title to said bargained premises unto **GRANTEE** against the claims of all person owning, holding or claiming by, through or under the **GRANTOR**, which claims are based upon matters occurring subsequent to **GRANTOR'S** acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR has hereunto sets his hand and seals  
this 27<sup>th</sup> day of September, 2019.

 (SEAL)  
JEFFREY RAY LOGAN

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
JEFFREY RAY LOGAN, whose name is signed to the foregoing instrument and who is known  
to me, acknowledged before me on this day, that, being informed of the contents of the conveyance,  
he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of September,  
2019.

 (SEAL)  
Notary Public

My commission expires: 1/20/20



20191009000372710 2/3 \$93.00  
Shelby Cnty Judge of Probate, AL  
10/09/2019 02:30:56 PM FILED/CERT

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jeffrey Ray Logan  
 Mailing Address 50 County Road 7  
Brennan AL 35033

Grantee's Name Terry C. Logan  
 Mailing Address 1416 Royalty Drive  
Alabaster AL 35027

Property Address 1416 Royalty Drive  
Alabaster AL 35007

Date of Sale 9/27/19

Total Purchase Price \$

or

Actual Value

\$130,000

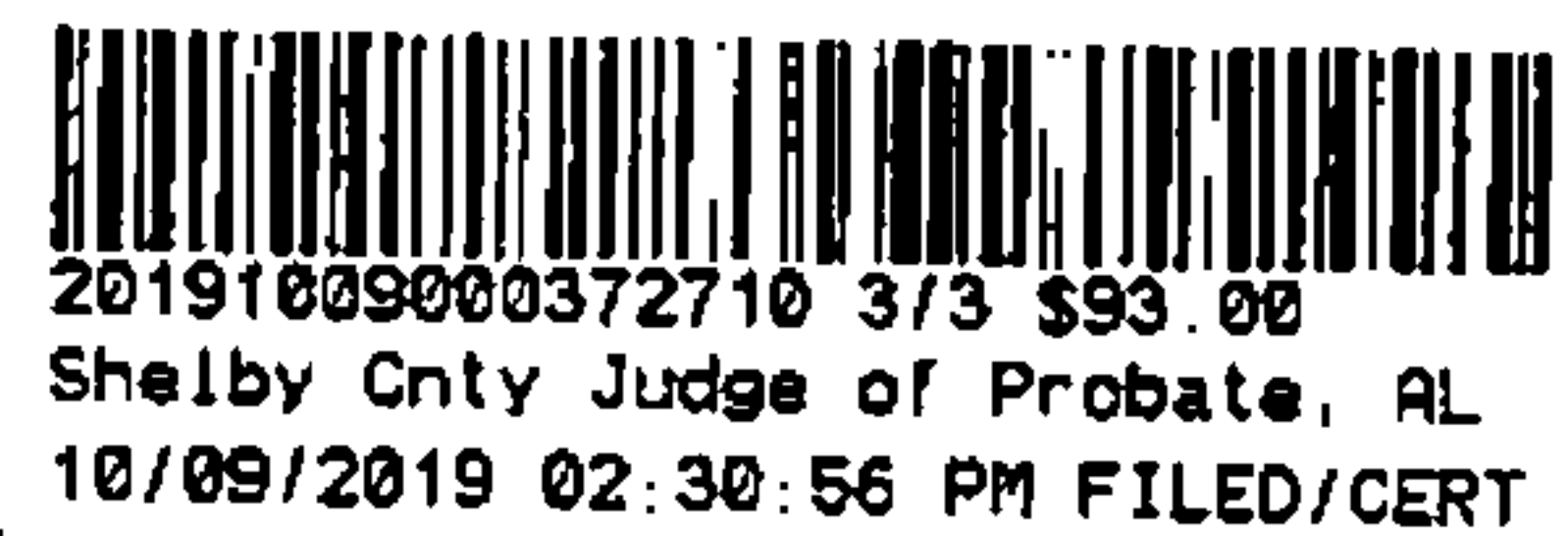
or

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  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☐ Other



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 10/7/19

Print Candice J. Shockley

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 10/09/2019  
 State of Alabama  
 Deed Tax: \$65.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/04/2022 08:27:29 AM  
 \$29.00 JOANN  
 20220504000181830

**Form RT-1**

*Allen S. Bayl*