

This Instrument was Prepared by:

Send Tax Notice To: Rebecca Diane Hicks
2169 Highway 46
Shelby, AL 35143

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

File No.: S-22-28181

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Thousand Dollars and No Cents (\$140,000.00)**, 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, **Kenneth W. Cherry and Regina Cherry, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rebecca Diane Hicks**, (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

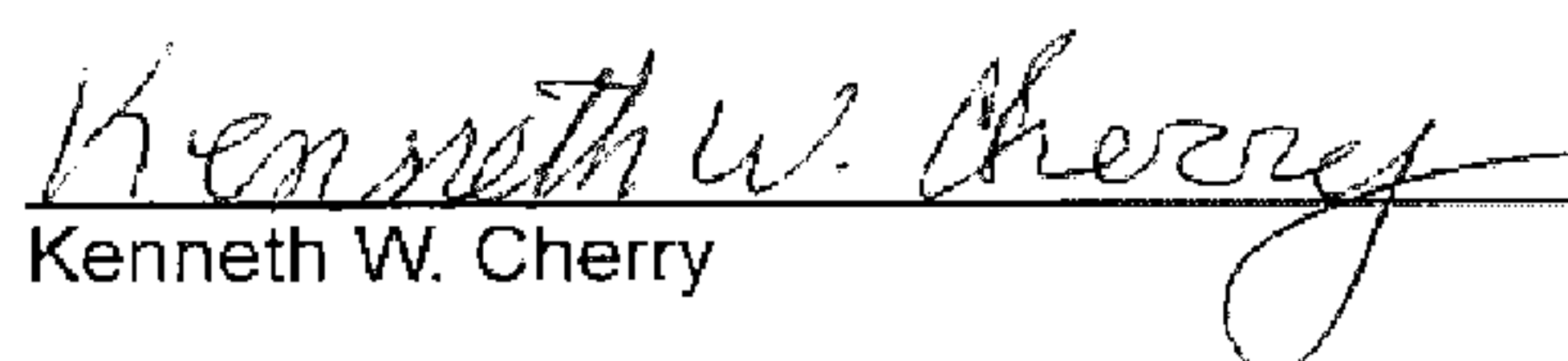
Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

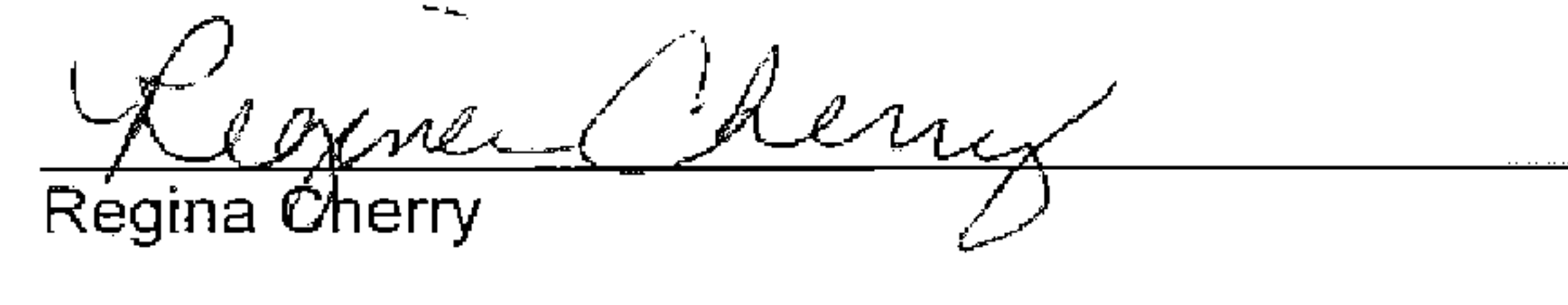
\$141,414.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 9th day of May, 2022.


Kenneth W. Cherry

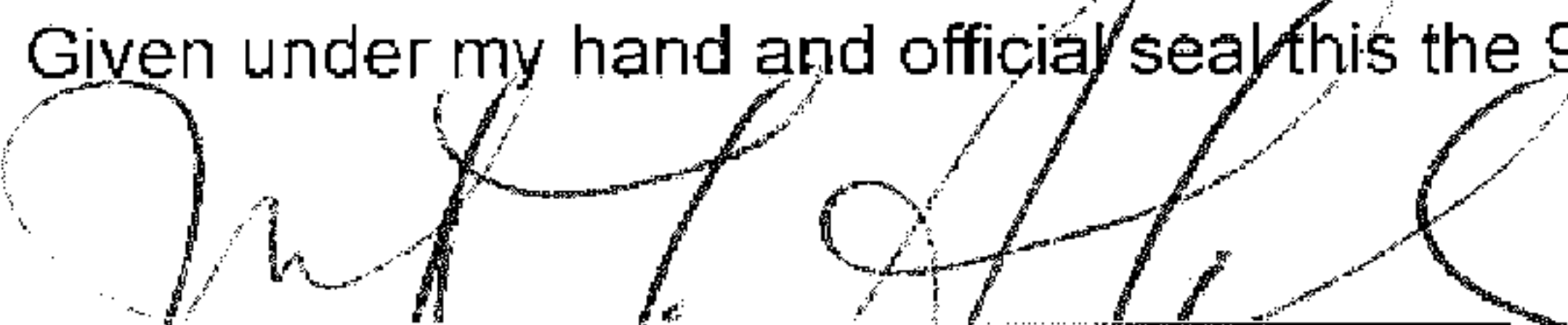

Regina Cherry

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Kenneth W. Cherry and Regina Cherry, 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 9th day of May, 2022.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: 9-1-24

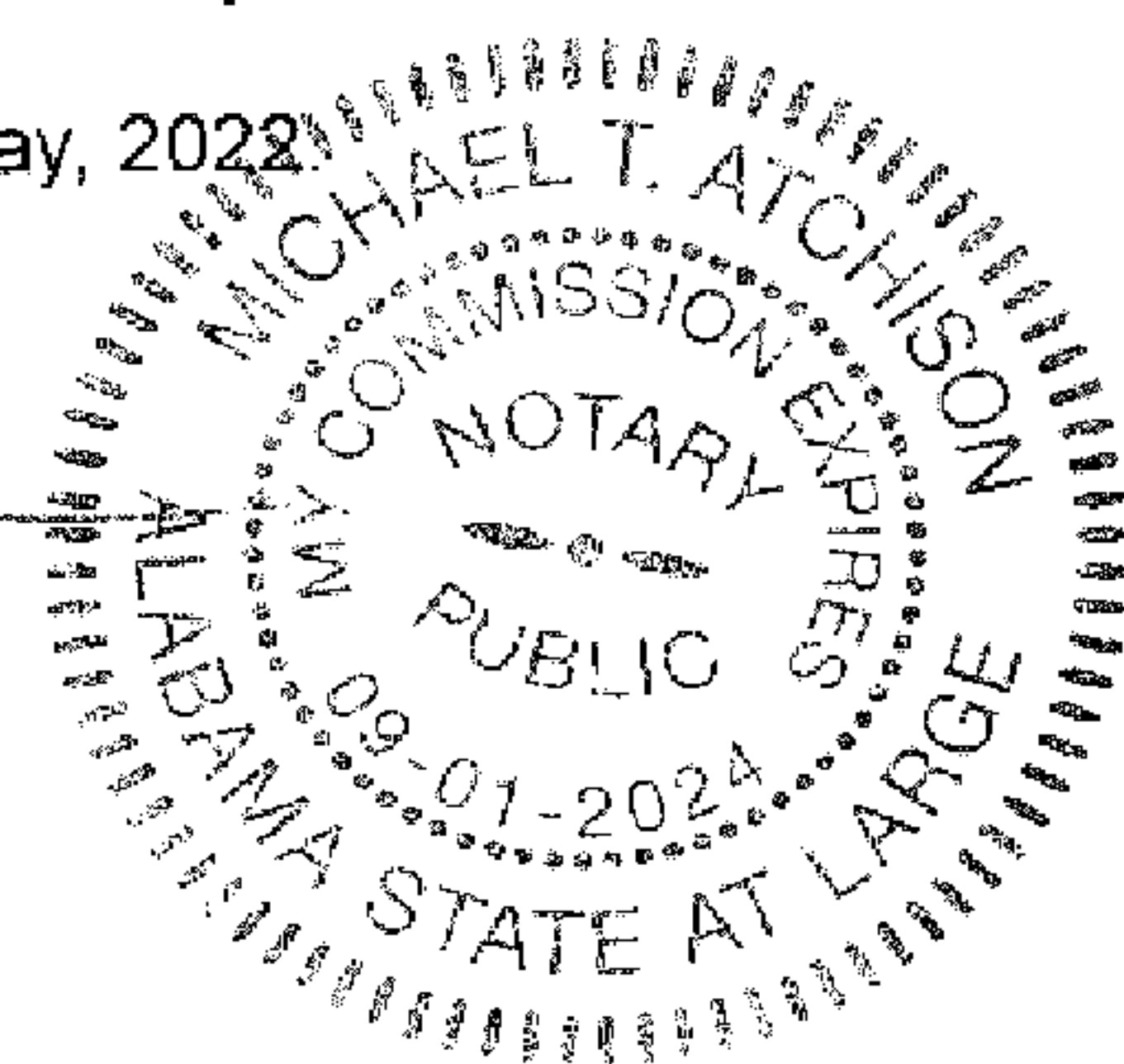


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the NW 1/4 of the NE 1/4, Section 11, Township 24 North, Range 15 East, Shelby County, Alabama, which is a found Iron Pin; thence South 00 degrees 00'00" West, 357.21 feet to a found Iron Pin, and also the point of beginning; thence North 88 degrees 09'12" East, 200.51 feet to a set re-bar; thence South 03 degrees 54'45" West, 308.81 feet to a set re-bar which is located on the North Right-of-Way of County Road No. 46; thence South 88 degrees 10'45" West along said Right-of-way, 179.43 feet to a found iron pin; thence North 00 degrees 00' 00" East, 307.33 feet to the point of beginning. Parcel of land lying in the NW 1/4 of the NE 1/4, Section 11, Township 24 North, Range 15 East, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Kenneth W. Cherry Regina Cherry	Grantee's Name	Rebecca Diane Hicks
Mailing Address	<u>535 Highway 331</u> <u>Colapitana, AL 35051</u>	Mailing Address	<u>2169 Highway 46 .</u> <u>Shelby, AL 35143</u>
Property Address	<u>2169 Highway 46 .</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>May 09, 2022</u>
		Total Purchase Price	<u>\$140,000.00</u>
		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
<u>XX</u> 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 - 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 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 May 09, 2022 Print Kenneth W. Cherry

Unattested
_____ (verified by)
_____ Sign Kenneth W. Cherry
(Grantor/Grantee/Owner/Agent/circle one)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2022 01:39:27 PM
\$29.00 JOANN
20220510000191950



Allen S. Bayl