

This Instrument was Prepared by:

Send Tax Notice To: Sonja C. Bennett

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

151 Paradise Ln
Vandiver, AL
35176

File No.: MV-22-28255

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Nine Thousand Dollars and No Cents (\$29,000.00)**, 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, **Patricia A Howard, a MARRIED woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Sonja C. Bennett**, (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.

Property constitutes no part of the homestead of the grantor herein or her spouse if any.

\$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 12th day of May, 2022.

Patricia A Howard
Patricia A Howard

State of Alabama

County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that Patricia A Howard, 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 12th day of May, 2022.

Jennifer Lineberry
Notary Public, State of Alabama
My Commission Expires: 11-13-2023

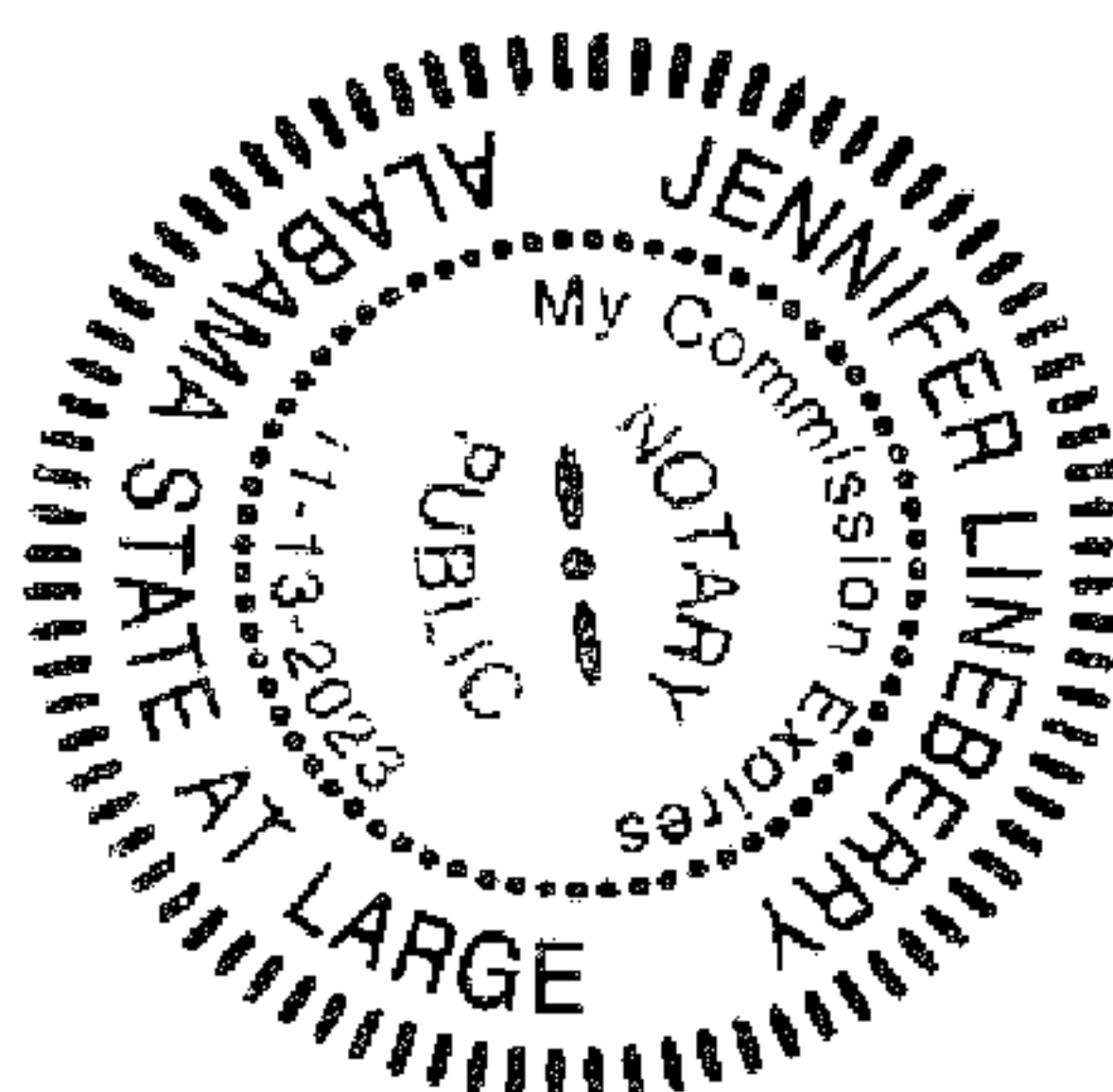


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the NE Corner of the NW 1/4 of the NW 1/4 of Section 15, Township 18 South, Range 1 East, Shelby County, Alabama; thence $00^{\circ}51'39''$, a distance of 242.87'; thence $S06^{\circ}08'25''E$, a distance of 152.40' to the POINT OF BEGINNING; thence $S01^{\circ}31'23''E$, a distance of 263.25'; thence $S86^{\circ}39'40''$, a distance of 127.58' to the Easterly R.O.W. line of Shelby County Highway 491, said point also being the beginning of a non-tangent curve to the right, having a radius of 175.00, a central angle of $15^{\circ}17'33''$, and subtended by a chord which bears $N08^{\circ}01'17''E$, and a chord distance of 46.57'; thence along the arc of said curve and said R.O.W. line, a distance of 46.71'; thence $N17^{\circ}54'37''E$ and along said R.O.W. line, a distance of 66.27' to a curve to the left, having a radius of 230.00, a central angle of $28^{\circ}02'34''$, and subtended by a chord which bears $N00^{\circ}58'11''E$, and a chord distance of 111.45'; thence along the arc of said curve and said R.O.W. line, a distance of 112.57'; thence $N61^{\circ}22'57''E$ and leaving said R.O.W. line, a distance of 104.35' to the POINT OF BEGINNING.

PARCEL II:

Commence at the NE corner of the NW 1/4 of the NW 1/4 of Section 15, Township 18 South, Range 1 East, Shelby County, Alabama; thence $S00^{\circ}51'39''E$, a distance of 242.87'; thence $S06^{\circ}08'25''E$, a distance of 152.40'; thence $S01^{\circ}31'23''E$, a distance of 263.25'; thence $S86^{\circ}39'40''W$, a distance of 174.11' to the Westerly R.O.W. line of Shelby County Highway 491 and the POINT OF BEGINNING; thence continue along the last described course and leaving said R.O.W. line, a distance of 128.47'; thence $N03^{\circ}31'36''$, a distance of 99.41'; thence $N86^{\circ}22'54''E$, a distance of 153.58' to the Westerly R.O.W. line of above said Highway 491; thence $S14^{\circ}58'33''W$ and along said R.O.W. line, a distance of 41.67' to a curve to the left, having a radius of 220.00 a central angle of $16^{\circ}07'41''$, and subtended by a chord which bears $S07^{\circ}34'59''W$ and a chord distance of 61.72'; thence along the arc of said curve and said R.O.W. line, a distance of 61.93' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name	Patricia A Howard	Grantee's Name	Sonja C. Bennett
Mailing Address	12131 Hwy 43 Vandiver, AL 35176	Mailing Address	151 Paradise Ln Vandiver, AL 35176
Property Address	677 - 686 Highway 491 Vandiver, AL 35176	Date of Sale	May 12, 2022
		Total Purchase Price	\$29,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 02, 2022	Print	Patricia A Howard
<input type="checkbox"/> Unattested		Sign	Patricia Howard
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2022 12:09:59 PM
\$57.00 CHERRY
20220512000195340

Allen S. Boyd
RT-1