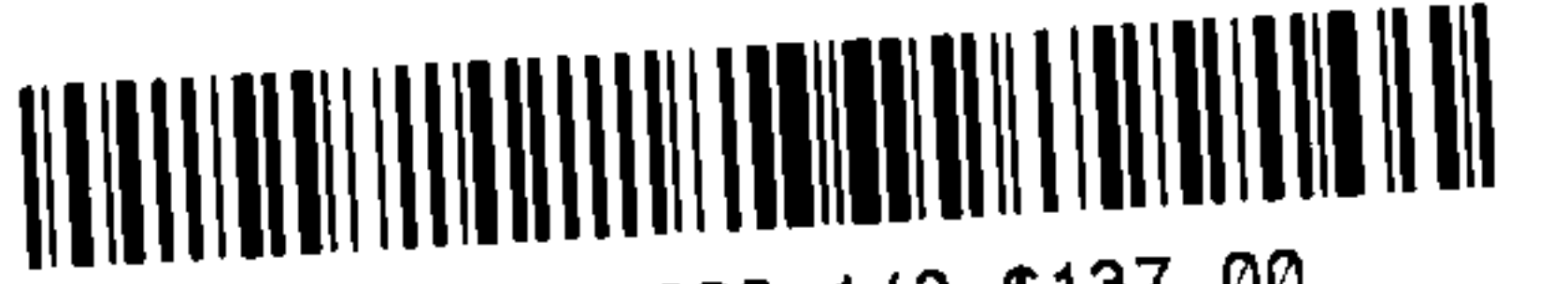


This Instrument Prepared By:
Michael R. Lunsford
Porterfield, Harper, Mills, Motlow
& Ireland, P.A.
22 Inverness Center Parkway, Suite 600
Birmingham, AL 35242

Send Tax Notice To:
Levy Langford
Deborah Langford
455 Honeysuckle Road
Helena, AL 35080

WARRANTY DEED


20220519000204600 1/3 \$137.00
Shelby Cnty Judge of Probate, AL
05/19/2022 11:59:21 AM FILED/CERT

State of Alabama)

Shelby County)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Ten Dollars and no/100 (\$10.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, I, **Levy Langford** (hereinafter Grantor), whether one or more), do grant, bargain, sell and convey unto **Deborah Langford** (hereinafter "Grantee") all of my right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Commence at the Southwest corner of the NE1/4 of the SE1/4 of Section 26, Township 20 South Range 4 West for a point of beginning. Thence run easterly and along the South line for a distance of 100.50 feet; thence turn left 89° 34' 15" for a distance of 371.39 feet; thence turn 89° 34' 15" to the right for a distance of 680.77 feet; thence turn 89° 31' 30" to the left for a distance of 38.70 feet; thence turn left 90° 28' 30" for a distance of 781.31 feet to a point on the west line of said forty; thence turn 89° 34' 15" for a distance of 410.09 feet to the point of beginning.


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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators, covenant with the said Grantee, her heirs, executors, and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 her heirs, executors and administrators forever, against the lawful claims of all persons.

Shelby County, AL 05/19/2022
State of Alabama
Deed Tax: \$109.00

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on the 19 day of May, 2022.

Levy Langford
Levy Langford


20220519000204600 2/3 \$137.00
Shelby Cnty Judge of Probate, AL
05/19/2022 11:59:21 AM FILED/CERT

State of Alabama)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Levy Langford, whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 19 day of May, 2022.

[Signature]
Notary Public

My Commission Expires: 8/16/22



Real Estate Sales Validation Form

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

Grantor's Name Levy Langford
Mailing Address 455 Honeysuckle Rd
Helena AL 35080

Grantee's Name Deborah Langford
Mailing Address 455 Honeysuckle Rd
Helena AL 35080

Property Address 455 Honeysuckle Rd
Helena AL 35080

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 325,830



20220519000204600 3/3 \$137.00
Shelby Cnty Judge of Probate, AL
05/19/2022 11:59:21 AM FILED/CERT

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 Tax assessors Market Value
(1/3 = 108,610)

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 5-19-2022

Print Deborah Langford

Sign Deborah Langford
(Grantor/Grantee/Owner/Agent) circle one

Unattested
 (verified by)