

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

20220523000208110 1/2 \$105.50  
Shelby Cnty Judge of Probate, AL  
05/23/2022 12:02:14 PM FILED/CERT

This instrument was prepared by:  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
**Kevin Boyd**

2100 Old Woodstock Rd  
West Block ton  
35184-

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Betty K. Crowe, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Kevin Boyd (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at the NE Corner of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama; thence N81°54'09"W for a distance of 1527.12' to the POINT OF BEGINNING; thence continue N81°54'09"W for a distance of 364.59' to the Easterly R.O.W. line of Alabama Highway 119; thence S16°06'59"W and along said R.O.W. line for a distance of 115.48'; thence S76°41'27"E and leaving said R.O.W. line for a distance of 207.29'; thence S13°19'40"W for a distance of 69.00'; thence S71°33'07"E for a distance of 167.52'; thence N11°59'06"E for a distance of 232.53' to the POINT OF BEGINNING.

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

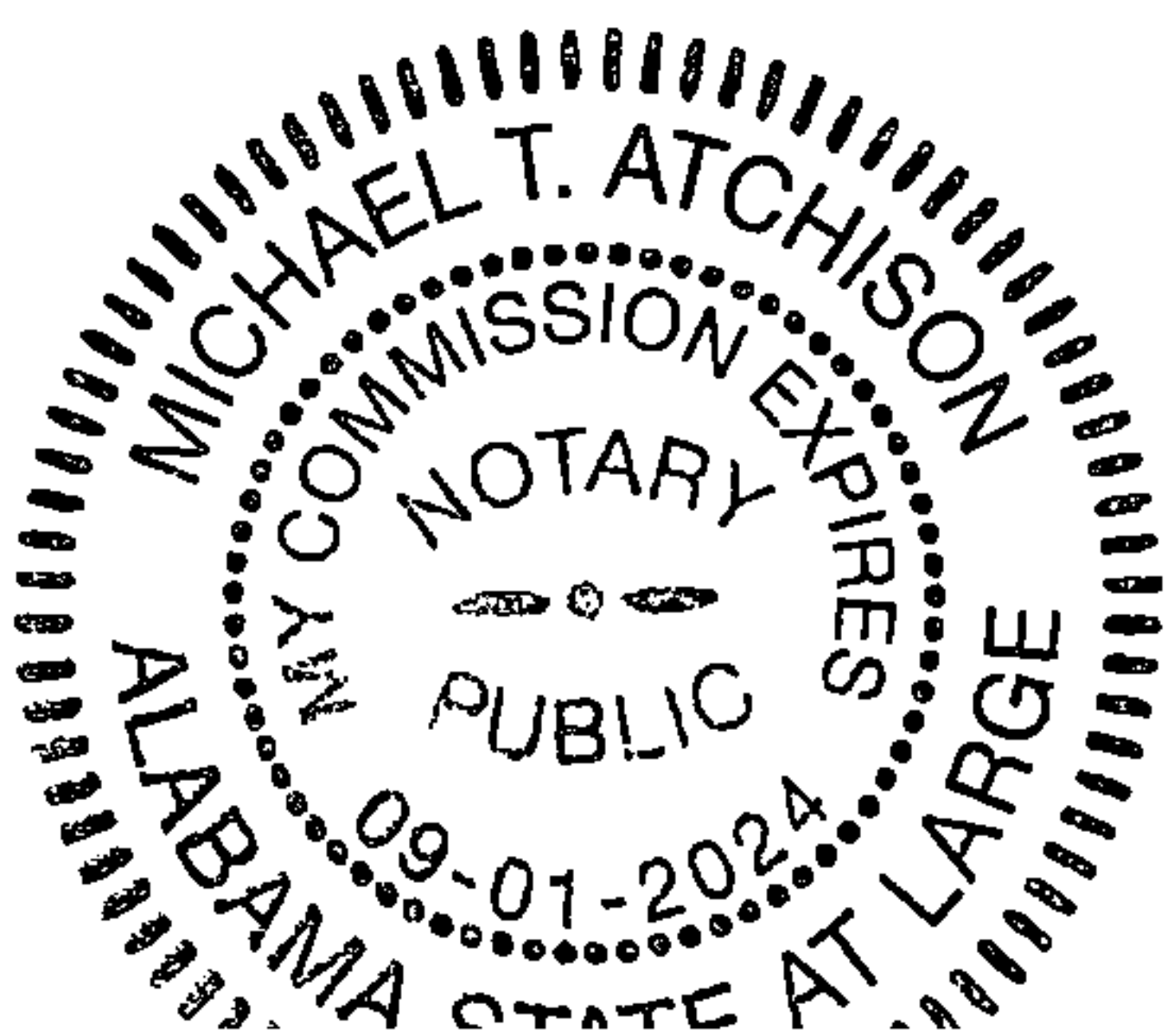
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of May, 2022.

Betty K. Crowe  
Betty K. Crowe

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Betty K. Crowe**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, 2022.



Michael T. Atchison  
Notary Public  
My Commission Expires 9-1-24

Shelby County, AL 05/23/2022  
State of Alabama  
Deed Tax: \$80.50



# Real Estate Sales Validation Form

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

Grantor's Name Betty Crowe  
Mailing Address 6082 Hwy 119  
Montevallo, AL 35115

Grantee's Name Kevin Boyd  
Mailing Address 2100 Old Woodstock Rd  
West Blockton Rd  
35184

Property Address 6082 Hwy 119  
Montevallo, AL 35115

Date of Sale 5-23-22  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 80,400<sup>00</sup>

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 5-23-22

Print Betty K Crowe

Unatte



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Sign

Betty K. Crowe  
(Grantor/Grantee/Owner/Agent) circle one