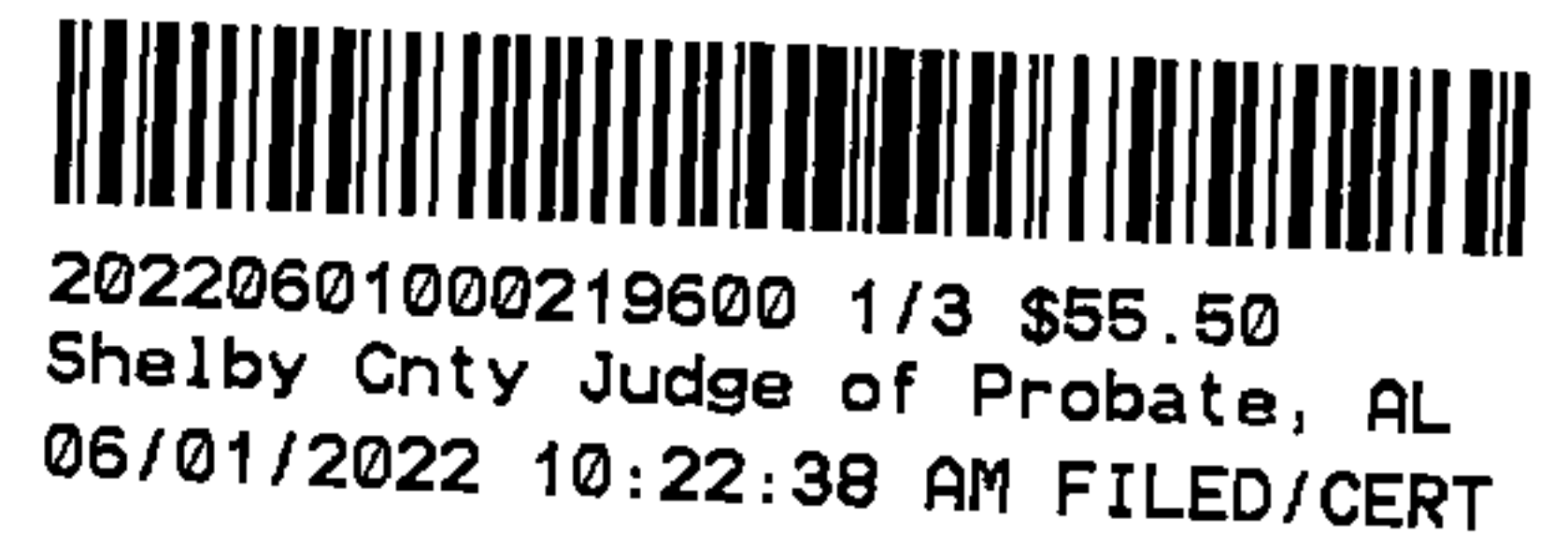


This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Susanne T. Martin



WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Seven Thousand Five Hundred and No/00 Dollars (\$27,500.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Janice McCormick Falkner, unmarried (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Susanne Traweck Martin (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

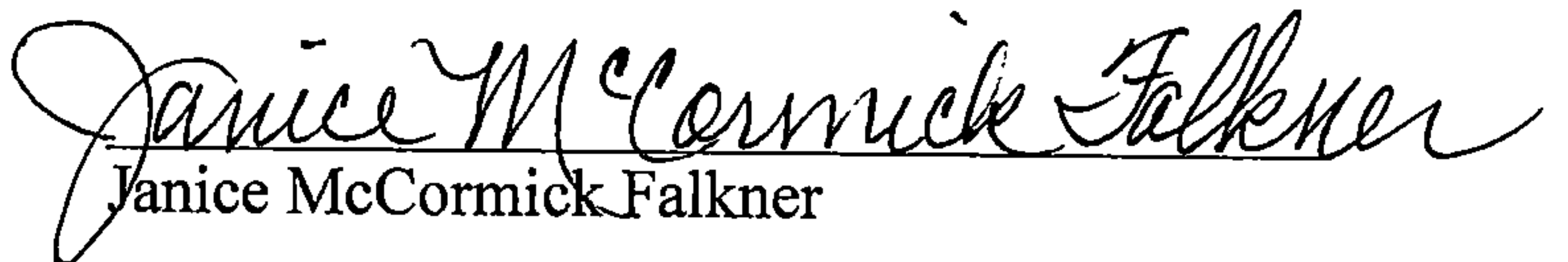
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2022 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way 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 31st day of May, 2022.

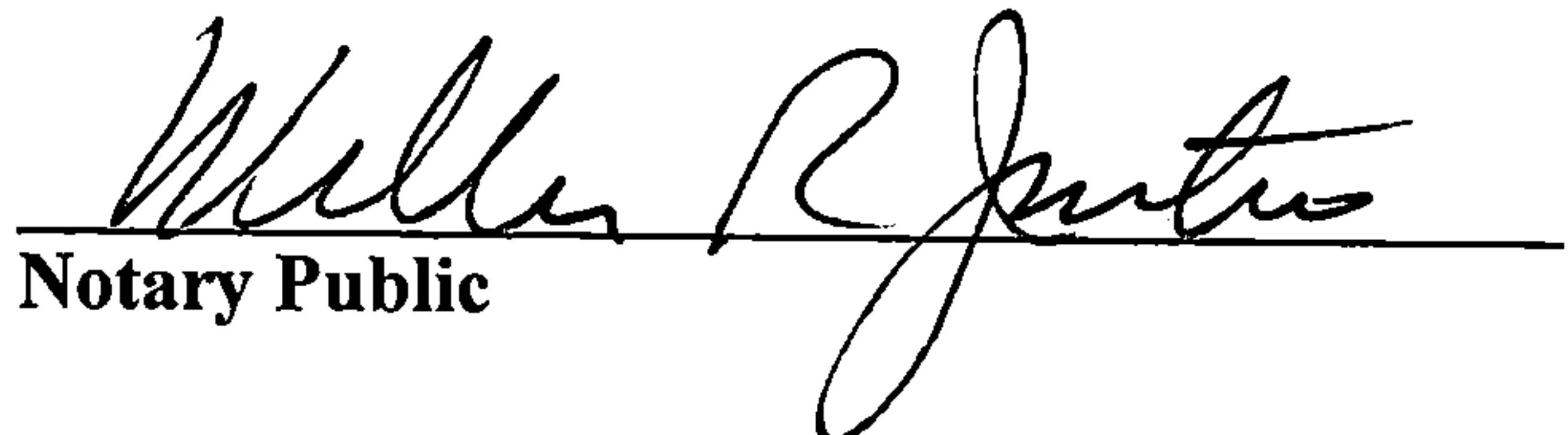

Janice McCormick Falkner

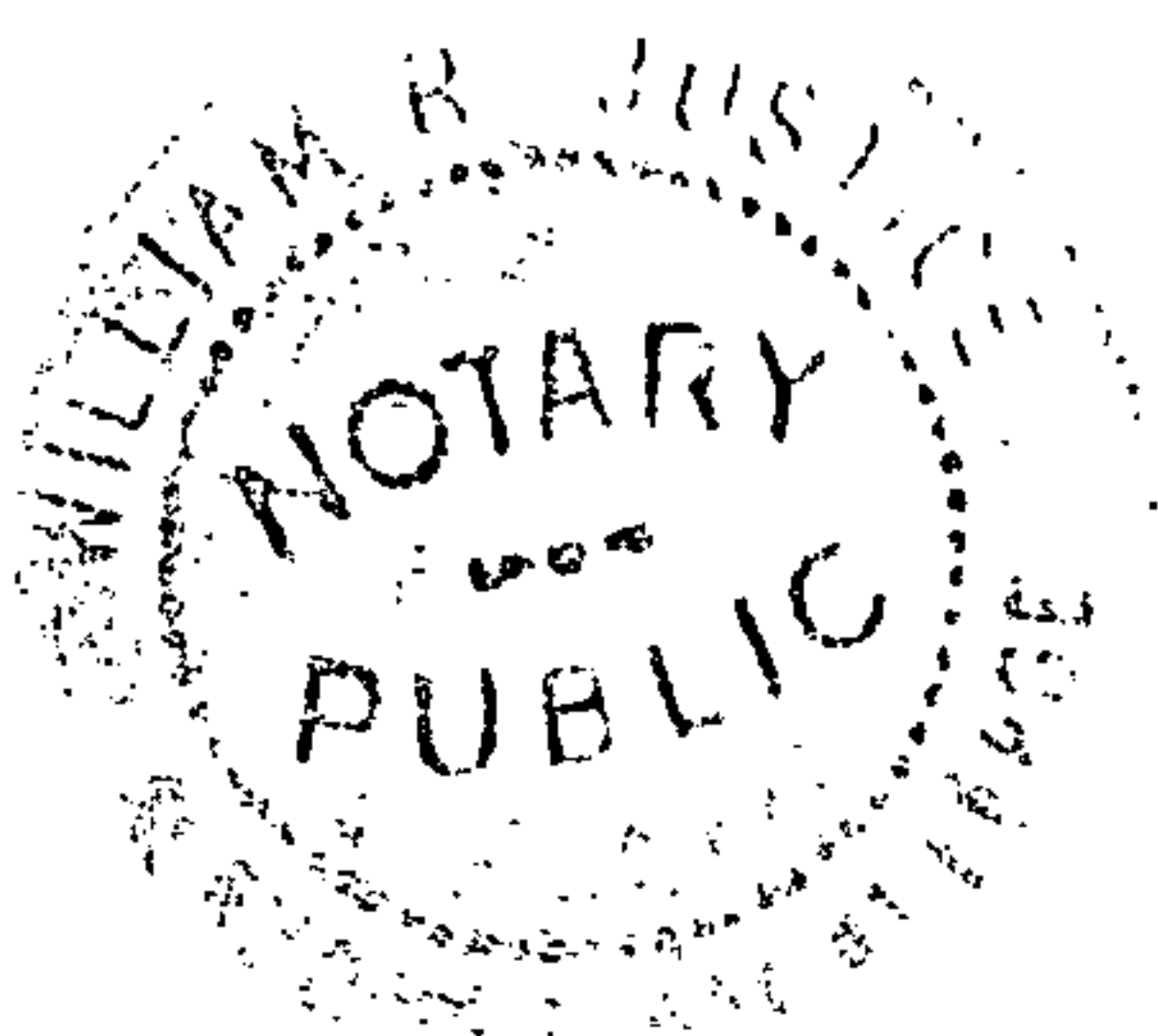
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Janice McCormick Falkner, 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 31st day of May, 2022.

My Commission Expires: 9/12/23


Notary Public



Shelby County, AL 06/01/2022
State of Alabama
Deed Tax: \$27.50

EXHIBIT "A"
LEGAL DESCRIPTION



20220601000219600 2/3 \$55.50
Shelby Cnty Judge of Probate, AL
06/01/2022 10:22:38 AM FILED/CERT

Commence at the SW corner SE 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 82 degrees 53 minutes 5 seconds East a distance of 18.06 feet to the POINT OF BEGINNING; thence North 78 degrees 18 minutes 6 seconds East a distance of 119.47 feet; thence North 6 degrees 14 minutes 13 seconds West a distance of 86.18 feet; thence North 69 degrees 45 minutes 50 seconds East a distance of 191.56 feet; thence North 13 degrees 12 minutes 26 seconds West a distance of 41.50 feet; thence South 64 degrees 41 minutes 54 seconds West a distance of 191.45 feet; thence North 6 degrees 30 minutes 0 seconds West a distance of 46.73 feet; thence South 69 degrees 51 minutes 45 seconds West a distance of 119.22 feet to the easterly right of way of Goodwin Street and a point on a curve to the left having a central angle of 02 degrees 55 minutes 37 seconds and a radius of 2753.94 feet, said curve subtended by a chord bearing South 5 degrees 4 minutes 5 seconds East and a chord distance of 140.67 feet; thence along the arc of said curve and along said right of way a distance of 1460.68 feet 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 Janice M. Falkner
Mailing Address 102 W. Sterrett Street
Columbiana, AL 35051

Grantee's Name Susanne Traweek Martin
Mailing Address 5606 Rosebury Road
Helena, AL 35080

Property Address ²⁰⁷ Goodwin Street
Columbiana, AL 35051

Date of Sale 5-31-22
Total Purchase Price \$ 27,500.00

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)

☐ 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 5/31/22

Print Janice M. Falkner

☐ Unattested

(verified by)

Sign

Janice M. Falkner
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20220601000219600 3/3 \$55.50
Shelby Cnty Judge of Probate, AL
06/01/2022 10:22:38 AM FILED/CERT