

This Instrument was Prepared by:

Send Tax Notice To: Kendra M. Bailey

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

124 Bolton Ln
Columbiana, AL 35051

File No.: S-22-28299

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Eighty Five Thousand Dollars and No Cents (\$385,000.00)**, 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, **Lawrence E. Richardson, II and Margie M. Richardson, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kendra M. Bailey**, (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

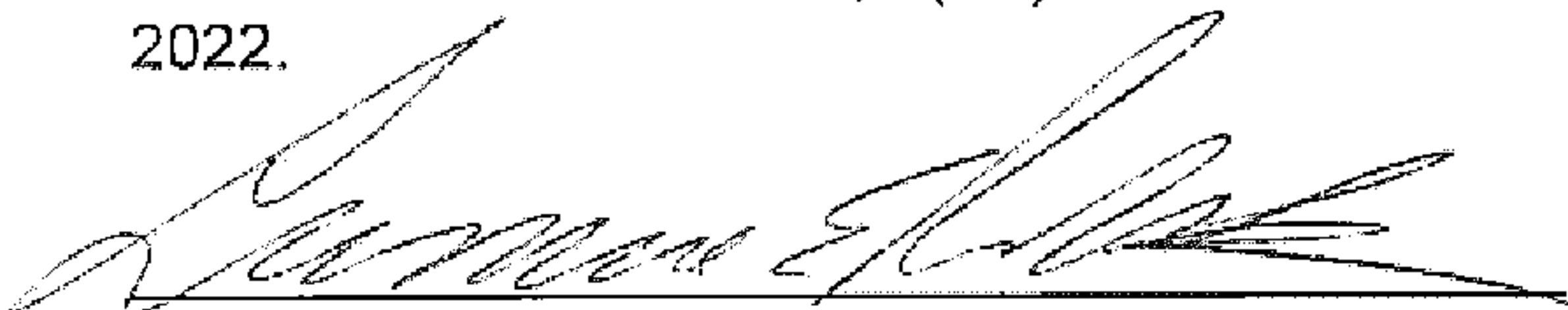
Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

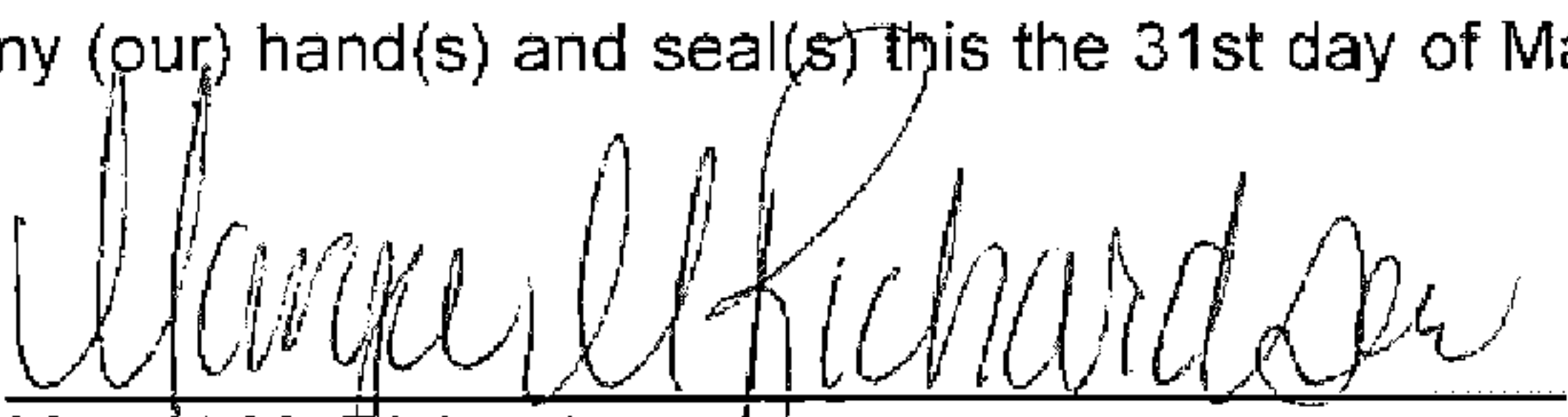
\$346,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 31st day of May, 2022.


Lawrence E. Richardson, II

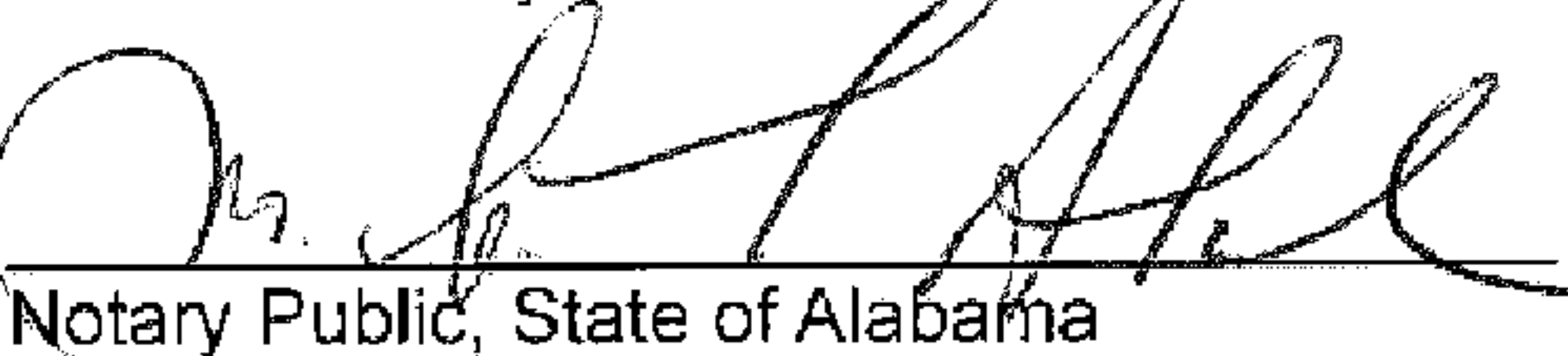

Margie M. Richardson

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that Lawrence E. Richardson, II and Margie M. Richardson, 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 31st day of May, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

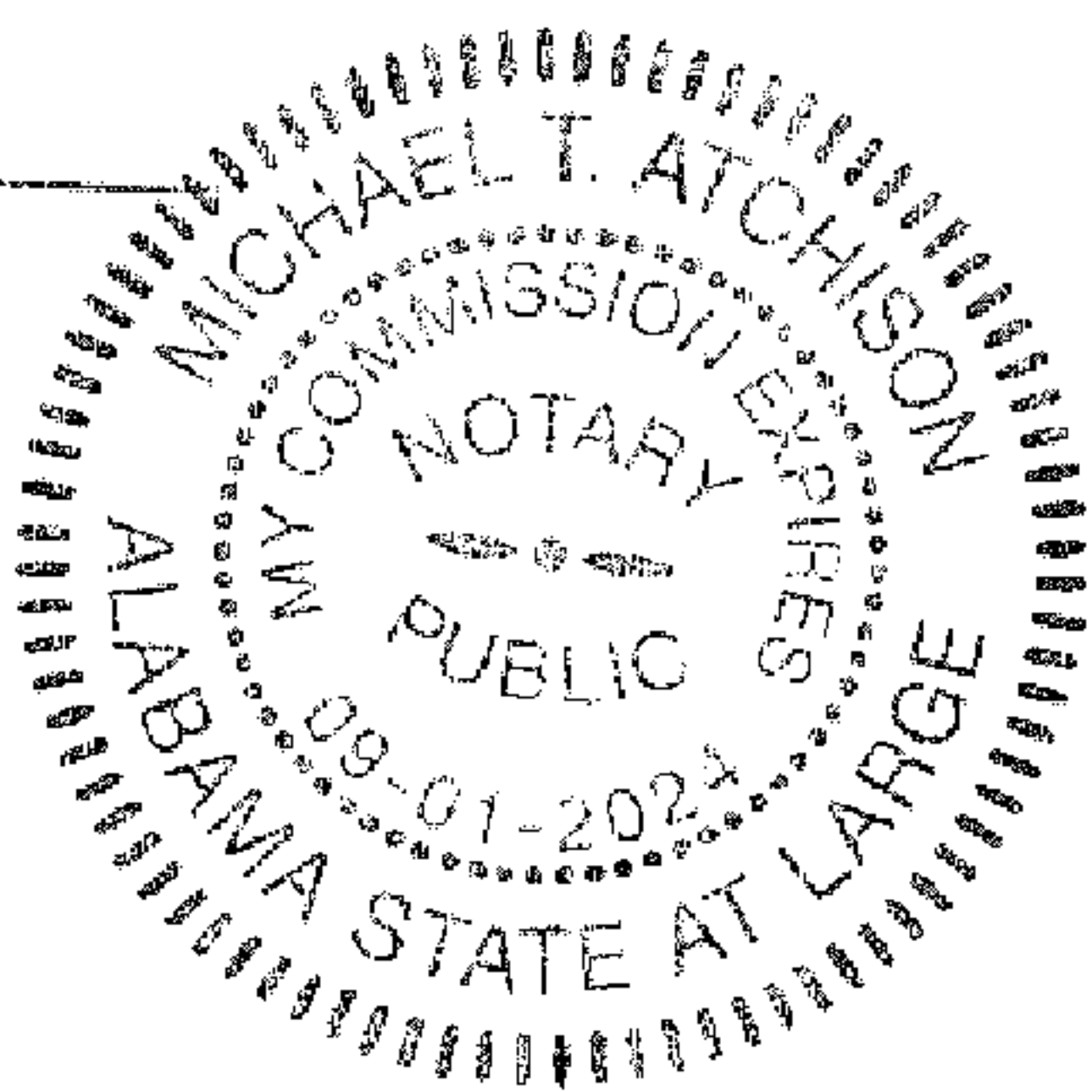


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the Northwest corner of the NE 1/4 of the SE 1/4, Section 25, Township 21 South, Range 1 West; thence run Westerly along the North boundary of the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West, for 2285.43 feet to a point; thence turn an angle of 100 degrees 18 minutes to the left and run along the West right of way line of Washington Street for 1031.26 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along the last described course for 203.27 feet to a point; thence turn an angle of 100 degrees 18 minutes to the right and run Westerly along the North right of way line of Bolton Lane for 172.05 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run 200.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run 135.71 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama. According to survey of John Gary Ray, RLS #12295.
Situating in Shelby County, Alabama

PARCEL II:

The East 40 feet of the following described property, to-wit:

Commence at the NW corner of the NE 1/4 of SE 1/4, Section 25, Township 21 South, Range 1 West; thence proceed in a westerly direction along the North boundary of the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West, for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed in a southerly direction along the said West right of way line of Washington Street, a distance of 1234.53 feet to the point of intersection with the North right of way line of Bolton Lane; thence turn an angle of 100 degrees 18 minutes to the right and proceed in a westerly direction along the North right of way line of Bolton Lane for a distance of 172.05 feet to the point of beginning of the lot herein described; thence continue in the same direction along the said North right of way of Bolton Lane, a distance of 280.00 feet to a point; thence turn an angle of 90 degrees to the right and run for a distance of 200.00 feet to a point; thence turn an angle of 90 degrees to the right and run for a distance of 280.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run for a distance of 200.00 feet to the point of beginning. Said lot is lying in the NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West. Situating in 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	Lawrence E. Richardson, II Margie M. Richardson	Grantee's Name	Kendra M. Bailey
Mailing Address	<u>902 NW AVE D</u> <u>CARRABELLE, FL</u> <u>32322</u>	Mailing Address	<u>124 Bolton Ln</u> <u>Columbiana, AL 35051</u>
Property Address	<u>124 Bolton Ln.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>May 31, 2022</u>
		Total Purchase Price	<u>\$385,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>xx</u>	Sales Contract	<u> </u>	Other
<u> </u>	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 27, 2022

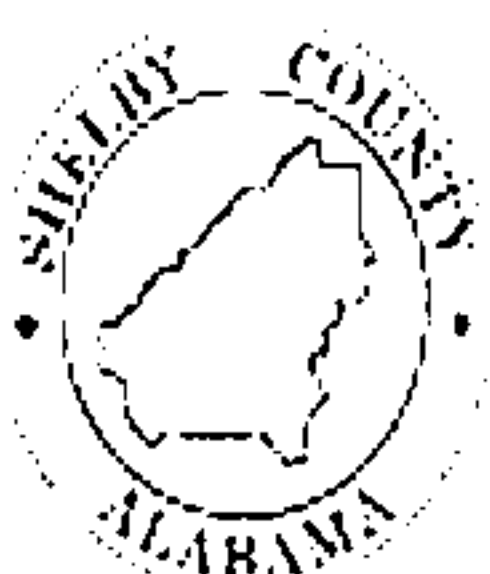
Print Lawrence E. Richardson, II

Unattested

Sign [Signature]

(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
06/02/2022 08:06:36 AM
\$66.50 JOANN
20220602000221050

Form RT-1

Allen S. Bayl