

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

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

Send Tax Notice to:
Alfred A. Lamoureux, Jr.

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY ONE THOUSAND DOLLARS AND ZERO CENTS (\$61,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Alfred A. Lamoureux, a single man (herein referred to as Grantors)*, grant, bargain, sell and convey unto, *Alfred A. Lamoureux, Jr. (herein referred to as Grantee)*, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A"- Legal Description

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 8th day of July 2022.

Alfred A. Lamoureux
Alfred A. Lamoureux

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Alfred A. Lamoureux*, 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 8th day of July 2022.

Douglas Spradley
Notary Public
My Commission Expires

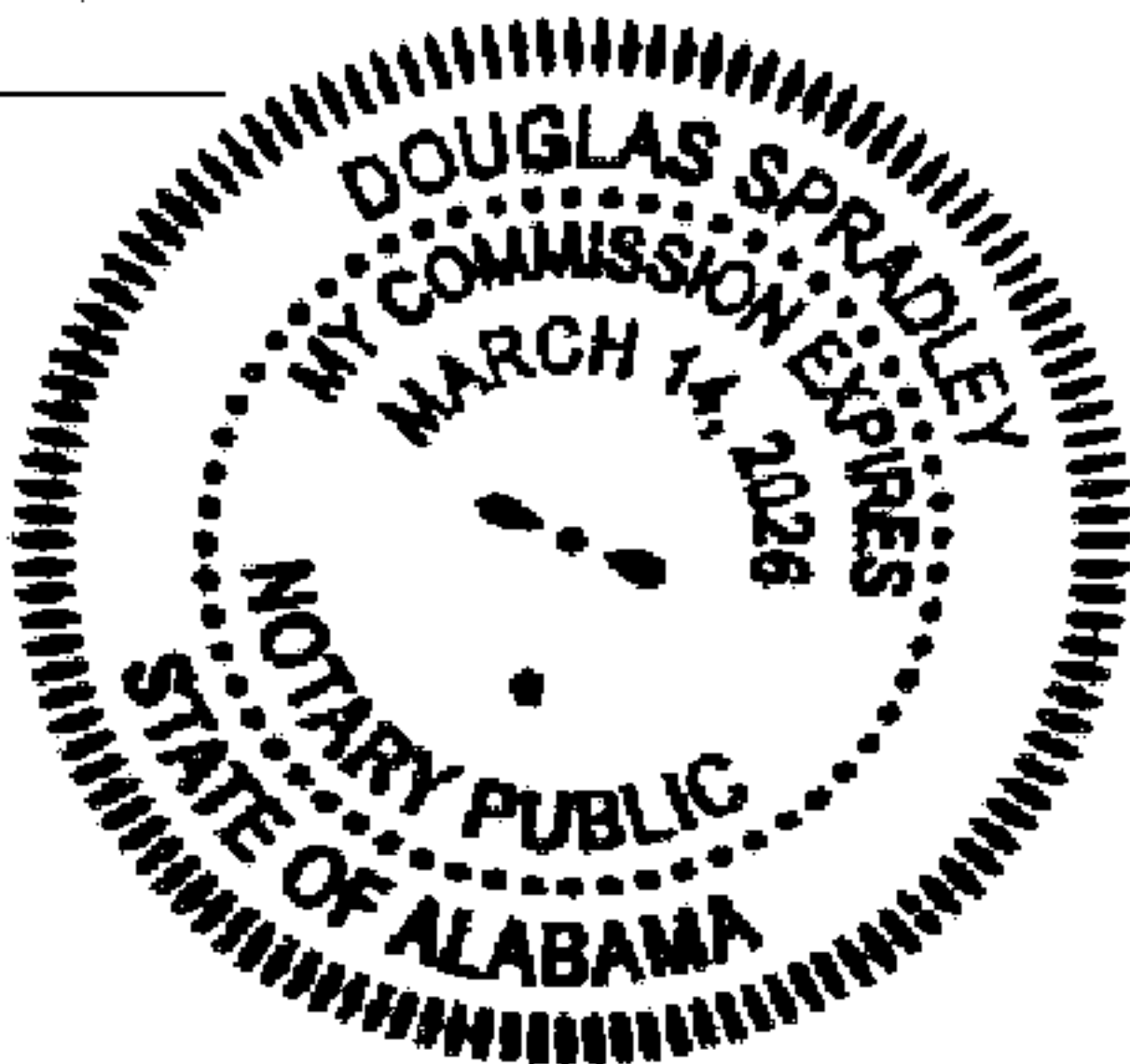


Exhibit "A"- Legal Description

Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 7, Township 20 South, Range 1 East, for the point of beginning; thence North 03 degrees 40 minutes 07 seconds West along the East boundary line of said quarter quarter section for 552.39 feet; thence North 69 degrees 42 minutes 38 seconds West for 472.48 feet to the East side of Gable Road; thence South 06 degrees 48 minutes 28 seconds East for 120.55 feet along the East side of Gable Road; thence South 02 degrees 15 minutes 14 seconds East for 124.82 feet along the East side of Gable Road; then South 10 degrees 16 minutes 51 seconds East for 34.27 feet along the East side of Gable Road; thence South 19 degrees 56 minutes 06 seconds East for 58.79 feet along the East side of Gable Road; thence South 08 degrees 29 minutes 47 seconds East for 19.07 feet along the East side of Gable Road; thence South 0 degree 37 minutes 20 seconds East for 199.08 feet along the East side of Gable Road to the South boundary line of said quarter quarter section; thence South 89 degrees 42 minutes 38 seconds East for 480.15 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/08/2022 02:47:05 PM
 \$89.00 CHARITY
 20220708000271280

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Alfred A. Lamoureux</u>	Grantee's Name	<u>Alfred A. Lamoureux Jr.</u>
Mailing Address	<u>534 Chelsea Station Cir.</u> <u>Chelsea, AL</u> <u>35043</u>	Mailing Address	<u>534 Chelsea Station Cir.</u> <u>Chelsea, AL</u> <u>35043</u>
Property Address	<u>761 Dorrough Rd</u> <u>Columbiandale, AL</u> <u>35051</u>	Date of Sale	<u>7-8-22</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>61,000.00</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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other tax value

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 _____

Print

ALFRED A LAMOREUX Jr

Unattested

Sign

Allen S. Bayl

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1