

WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Ten and no/100ths Dollars (\$10.00)** and other good and valuable consideration to the undersigned Grantor, **Angela P. Evans, a/k/a Angela Bailey a/k/a Angela P. Tubbs, married woman** in hand paid by **Tammie R. Tubbs**, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto **Tammie Tubbs** hereinafter called Grantees, together with every contingent remainder and right of reversion, the following property situated in Shelby County, Alabama, to-wit:

**Lot 94, according to the Final Plat of Camden Cove, Sector 8, as recorded in Map Book 31, Page 64, in the Probate Office of Shelby County, Alabama.**

Subject to:

1. Ad Valorem taxes, easements and restrictions of record;
2. Easements and setback lines on recorded plat map recorded in Map Book 31, Page 64.
3. Mineral and mining rights not owned by Grantor;
4. The easements, restrictions covenants, agreements and all other terms and provisions of the Declaration of Protection Covenants for Camden Cove, Sector Eight in Map Book 31, as Recorded in Page 64 Probate Office of Shelby County, Alabama in Instrument #20030509000286280, in the Probate Office of Shelby County, Alabama;
5. All Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
6. This is not the primary residence of the Grantor or her spouse.
7. \$ 109,500.00 of the consideration was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD to the said Grantee, their heirs, executors and assigns forever.

And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, their heirs, executors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

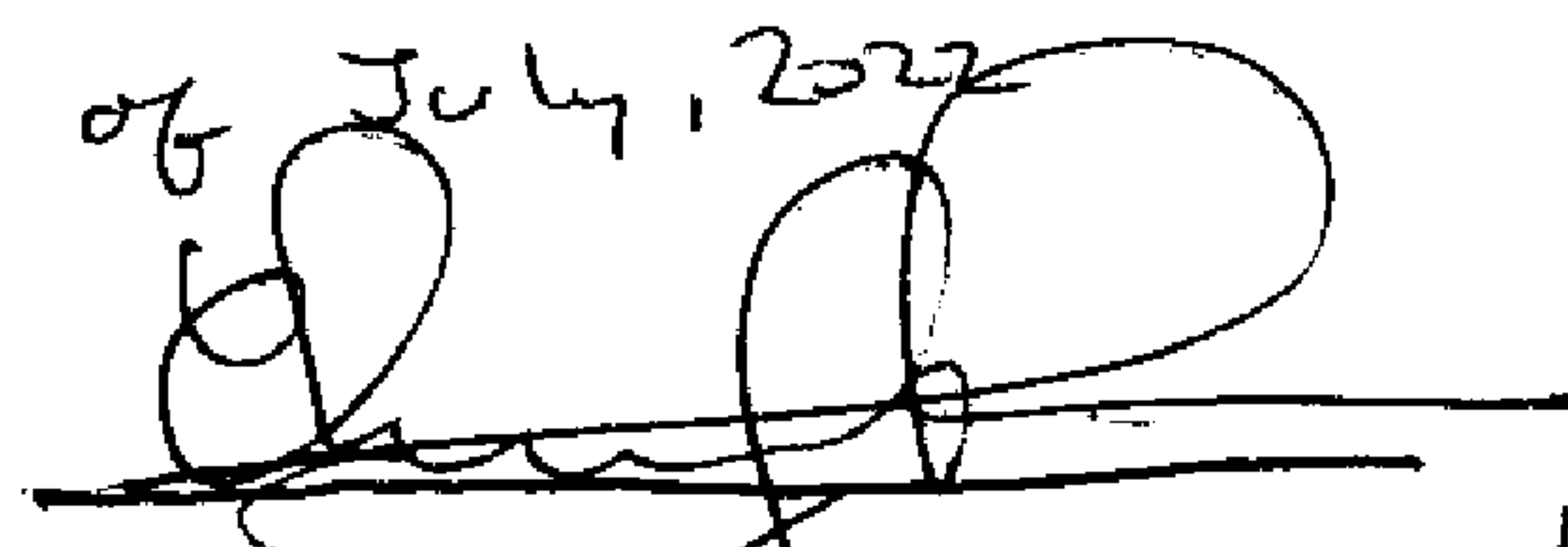
Given under our hand and seal this 18 day of July, 2022.

  
Angela P. Evans

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **ANGELA P. EVANS** who 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.

*On the 18<sup>th</sup> day of July, 2022*

  
My Commission Expires: 05/01/2024

Prepared By:  
Mark A. Pickens, Attorney at Law  
Mark A. Pickens, P. C.  
Post Office Box 26101  
Birmingham, AL 35260  
MAP# 22-0116

CHRIS SMITHERMAN  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES MAY. 01, 2024

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Angela P. Evans  
 Mailing Address c/o 725 West Street  
Montevallo, AL 35115

Grantee's Name Tammie R. Tubbs  
 Mailing Address 241 Camden Lake Drive  
Calera, Alabama 35040

Property Address 241 Camden Lake Drive  
Calera, Alabama 35040

Date of Sale 07/18/2022

Total Purchase Price \$ 88040.35

or

Actual Value

\$

or

Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/21/2022 09:50:30 AM  
 \$27.00 BRITTANI  
 20220721000286510

*Alvin S. Byrd*

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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 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 7/18/2022

Print Wayne M. Jones

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1