

This Instrument was Prepared by:

Send Tax Notice To: Steve Lawrence Colafrancesco

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

58504 Highway 25
Leeds AL 35094

File No.: S-22-28454

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Ninety Thousand Dollars and No Cents (\$90,000.00)**, 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, **Nathan Acre**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steve Lawrence Colafrancesco**, (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.

\$76,500.00 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 3rd day of August, 2022.

Nathan Acre
Nathan Acre

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 **Nathan Acre**, 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 3rd day of August, 2022.

Michael T. Atchison
Notary Public, State of Alabama
My Commission Expires: 9-1-2024

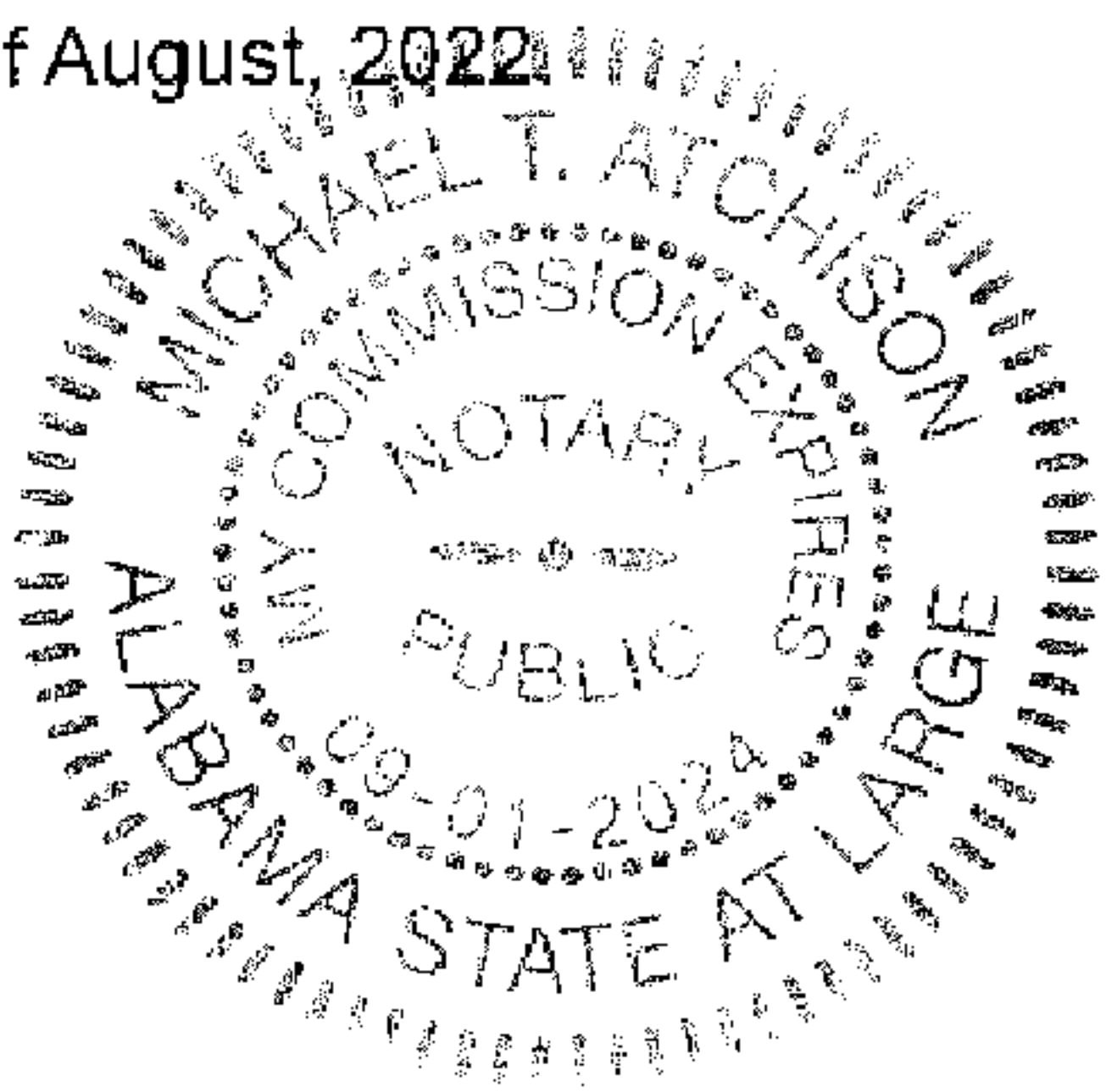


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 26, Township 17 South, Range 1 East; thence South 89 degrees 29 minutes 00 seconds East along said 1/4-1/4 line for a distance of 850.33 feet to a found 1/2-inch open top pipe, said point being the point of beginning; thence North 00 degrees 12 minutes 34 seconds West and run in a Northerly direction a distance of 587.85 feet to a set 1/2-inch rebar capped Clinkscals; thence North 60 degrees 59 minutes 13 seconds East for a distance of 194.84 feet to a set 1/2-inch rebar capped Clinkscals; thence North 61 degrees 31 minutes 38 seconds East for a distance of 245.94 feet to a set 1/2-inch rebar capped Clinkscals; thence North 62 degrees 05 minutes 52 seconds East for a distance of 130.46 feet to a set 1/2-inch rebar capped Clinkscals; thence North 59 degrees 56 minutes 03 seconds East for a distance of 104.13 feet to a set 1/2-inch rebar capped Clinkscals; thence North 54 degrees 29 minutes 24 seconds East for a distance of 146.51 feet to a set 1/2-inch rebar capped Clinkscals; thence leaving said right of way North 89 degrees 26 minutes 51 seconds East for a distance of 136.50 feet to a found 2-inch capped pipe; thence South 00 degrees 12 minutes 21 seconds East for a distance of 991.15 feet to a found 2-inch capped; thence South 89 degrees 31 minutes 31 seconds West for a distance of 849.93 feet to the point of beginning.

LESS and EXCEPT any part lying within Sand Ridge Cemetery, as shown on survey of Steven J. Clinkscals, dated January 24, 2021.

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>Nathan Acre</u>	Grantee's Name	<u>Steve Lawrence Colafrancesco</u>
Mailing Address	<u>2551 Mimosa Road</u>	Mailing Address	<u>58504 Hwy 25</u>
	<u>Leeds, AL 35094</u>		<u>AL Leeds AL 35094</u>
Property Address	<u>0 Sand Ridge Rd.</u>	Date of Sale	<u>August 03, 2022</u>
	<u>Leeds, AL 35094</u>	Total Purchase Price	<u>\$90,000.00</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>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></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 August 01, 2022

Print Nathan Acre

Unattested

Sign Nathan Acre

(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
08/03/2022 11:16:28 AM
\$118.00 JOANN
20220803000303450

Ann S. Boyd

Form RT-1