


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


20220805000305600 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
08/05/2022 10:50:58 AM FILED/CERT

Send Tax Notice to:

Barbara Thrift Henderson
P.O. Box 278
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Willie Mae Moore, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Barbara Thrift Henderson (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.

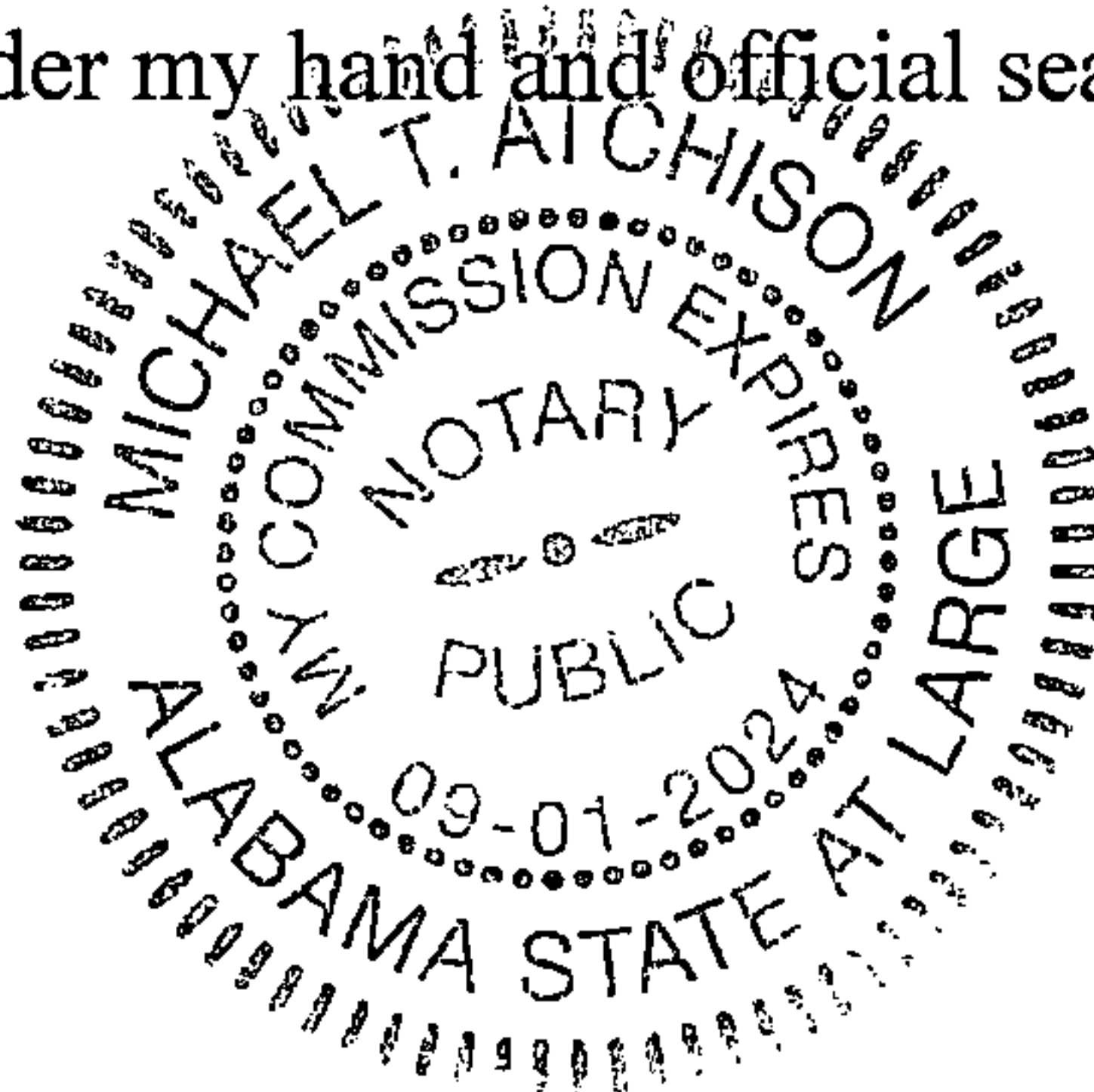
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of August 2022.

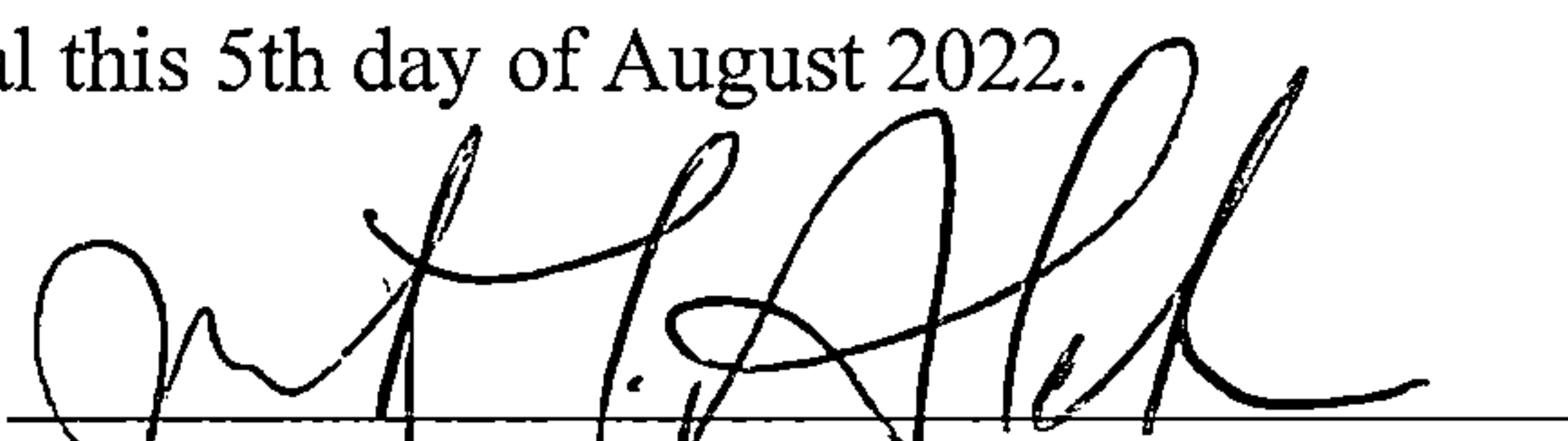

Willie Mae Moore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Willie Mae Moore**, 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 5th day of August 2022.




Notary Public
My Commission Expires 9/1/2024

Shelby County, AL 08/05/2022
State of Alabama
Deed Tax: \$5.00

EXHIBIT A – LEGAL DESCRIPTION



20220805000305600 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
08/05/2022 10:50:58 AM FILED/CERT

PARCEL 2 – Commence at the NW Corner of Lot 8 of Canterbury Estates, 1st Addition, as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama; thence S10°59'02"W for a distance of 151.05' to the POINT OF BEGINNING; thence N85°56'23"W for a distance of 180.70'; thence N11°15'19"E for a distance of 148.00'; thence N87°33'27"W for a distance of 70.39' to the Southerly R.O.W. line of Montgomery Street; thence N71°37'03"E and along said R.O.W. line for a distance of 166.66'; thence S17°07'20"E and leaving said R.O.W. line for a distance of 51.11'; thence S71°06'55"E for a distance of 55.42'; thence S01°32'21"W for a distance of 146.78' to the POINT OF BEGINNING. Said Parcel situated in West 1/2 of Section 3, Township 24 North, Range 12 East, 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 Willie Mae Moore
Mailing Address 150 Montgomery St
Montevallo, AL 35115

Grantee's Name Barbara Thrift Henderson
Mailing Address P.O. Box 278
Montevallo, AL 35115

Property Address 110 Montgomery St
Montevallo AL 35115

Date of Sale 5 Aug 2022
Total Purchase Price \$

or
Actual Value \$ 5000

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 Boundary agreement

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 Aug 22

Print M. L. Atchison

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20220805000305600 3/3 \$33.00
Shelby Cnty Judge of Probate, AL
08/05/2022 10:50:58 AM FILED/CERT