

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

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTEEN THOUSAND DOLLARS AND ZERO CENTS (\$15,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Glenda Sheffield and husband, Hubert Sheffield, Jr. (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Bryant Conner Davis (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR 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 2nd day of September 2022.


Glenda Sheffield


Hubert Sheffield, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Glenda Sheffield and Hubert Sheffield, Jr.**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September 2022.



Nicole Louise Gardner
Notary Public
My Commission Expires 6-29-26

EXHIBIT A – LEGAL DESCRIPTION

Lot 2, of the Sheffield Family Subdivision in Map Book 56, Page 70 in the Office of the Judge Probate, Shelby County, Alabama.

Also conveyed, an Easement for ingress, egress and utilities described as follows:

East 15 feet Ingress/ Egress Easement, lying 7.5 feet either side of and parallel to the following described centerline:

Commence at the NW corner of the SW ¼ of the NE ¼ of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama; thence N 84°33'27" E a distance of 273.97 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence N 13°37'27" W a distance of 87.85 feet to the Southerly R.O.W. line of Shelby County Highway 71 and the POINT OF ENDING OF SAID CENTERLINE.

Easement is located within the property of 2440 Hwy 71, Shelby, AL 35143.

And a easement as shown on the North Boundary of Lot 1, as shown on recorded map known as Sheffield Family Subdivision, Map Book 56, Page70, Probate Office, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2022 11:50:58 AM
\$43.00 JOANN
20220902000344490

Allie S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Glenda Sheffield
Mailing Address 2400 Hwy 71
Shelby, AL
35143

Grantee's Name Bryant Connor Davis
Mailing Address 2414 Hwy 71
Shelby, AL
35143

Property Address 2414 Hwy 71
Shelby, AL
35143

Date of Sale 9/2/22
Total Purchase Price \$ 15,000.00
or
Actual Value \$ _____
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

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 9/2/22

Print Mike T. Hutchison

Unattested _____
(verified by)

Sign Mike T. Hutchison
(Grantor/Grantee/Owner/Agent) circle one