

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
(205) 699-5000

Send Tax Notice To:  
ROBERT FRANCIS MCKENNEY  
  
46 CHESHIRE RD.  
STERRETT, AL 35147

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy-Three Thousand Five Hundred and 00/100 (\$273,500.00) to the undersigned Grantors, DERYL OWENS, an unmarried man and JOHN PHILLIPS, an unmarried man (hereinafter referred to as Grantors), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto ROBERT FRANCIS MCKENNEY, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 EAST, RUN EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION A DISTANCE OF 2,042.00 FEET; THENCE LEFT 88 DEGREES 12 MINUTES A DISTANCE 325.12 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUE A DISTANCE OF 287.99 FEET; THENCE LEFT 150 DEGREES 26 MINUTES 57 SECONDS A DISTANCE OF 131.00 FEET; THENCE LEFT 6 DEGREES, 13 MINUTES 08 SECONDS A DISTANCE OF 140.71 FEET; THENCE LEFT 68 DEGREES 16 MINUTES A DISTANCE OF 84.48 FEET; THENCE LEFT 59 DEGREES 00 MINUTES 08 SECONDS A DISTANCE OF 62.56 FEET TO THE POINT-OF-BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

Property address: 46 CHESHIRE RD., STERRETT, AL 35147

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:  
Closing Statement

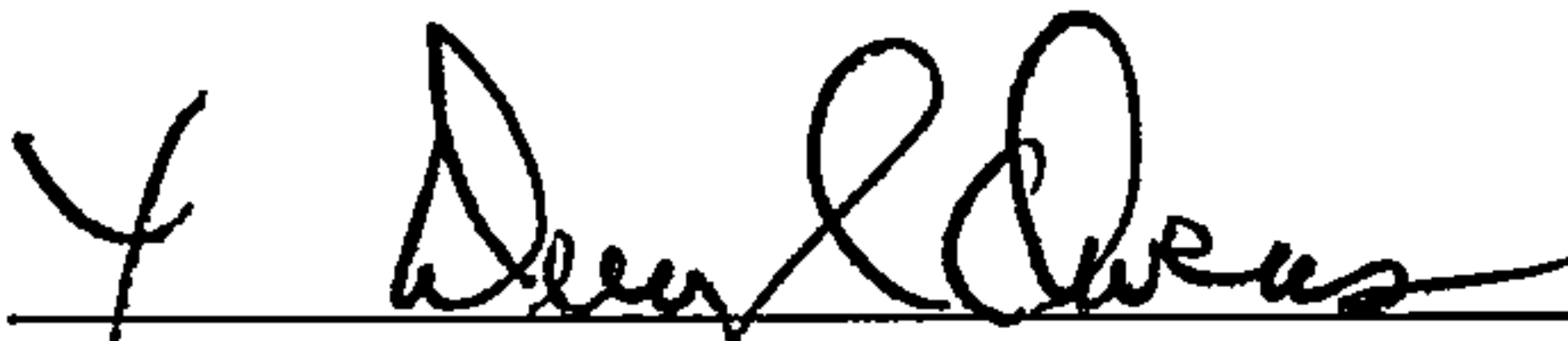
Subject to:

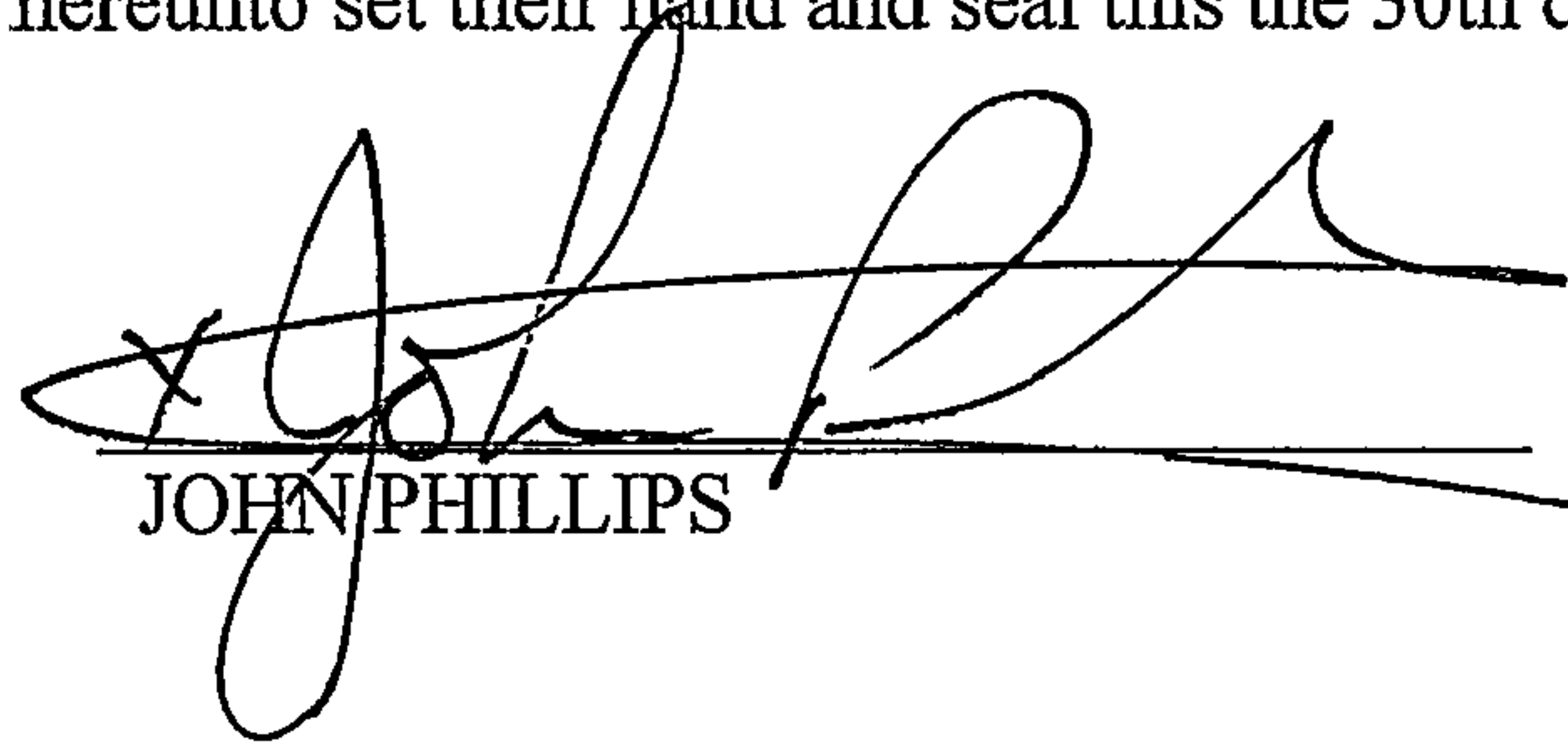
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

\$273,500.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD and said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 30th day of September, 2022.

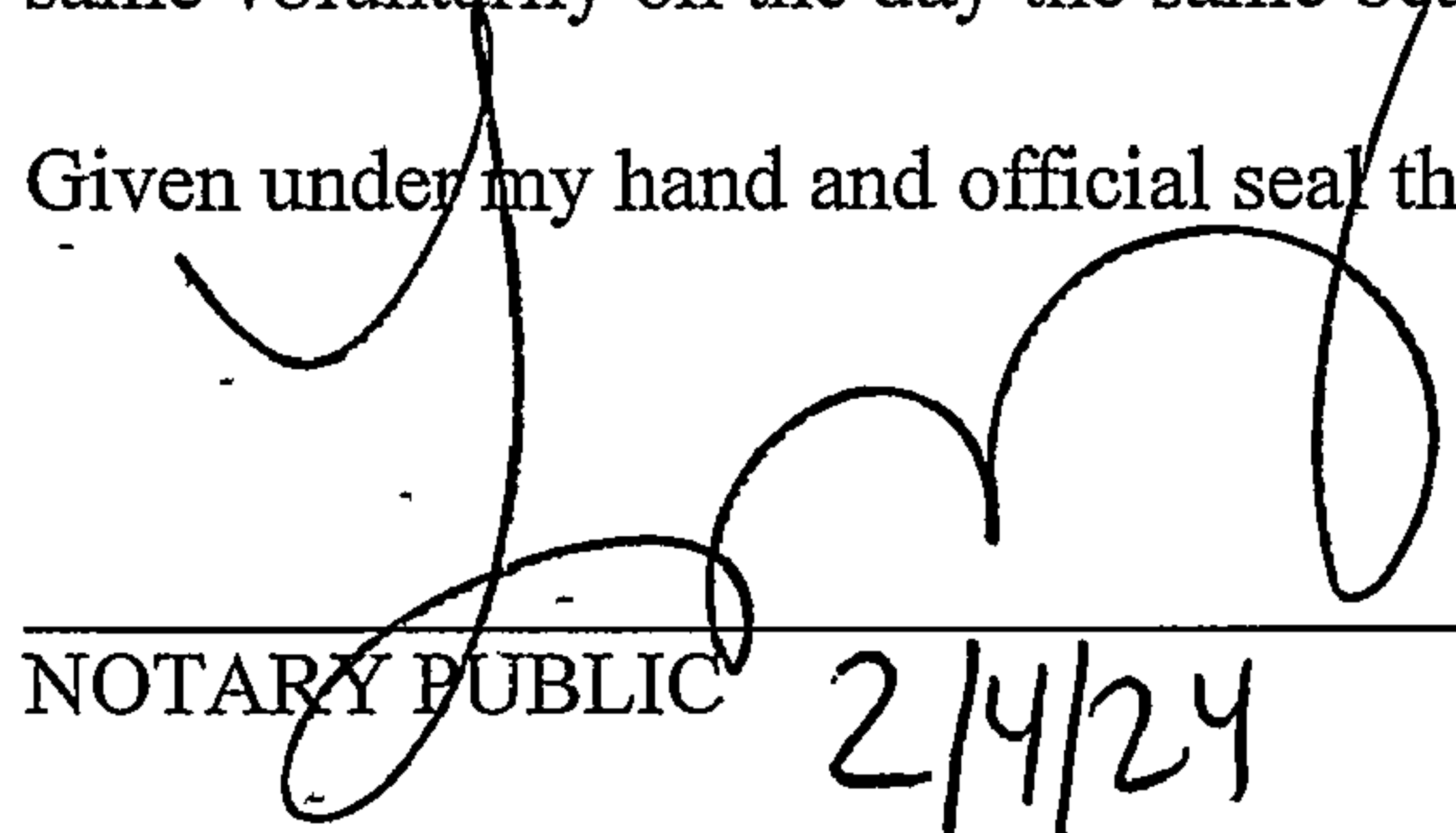
  
DERYL OWENS

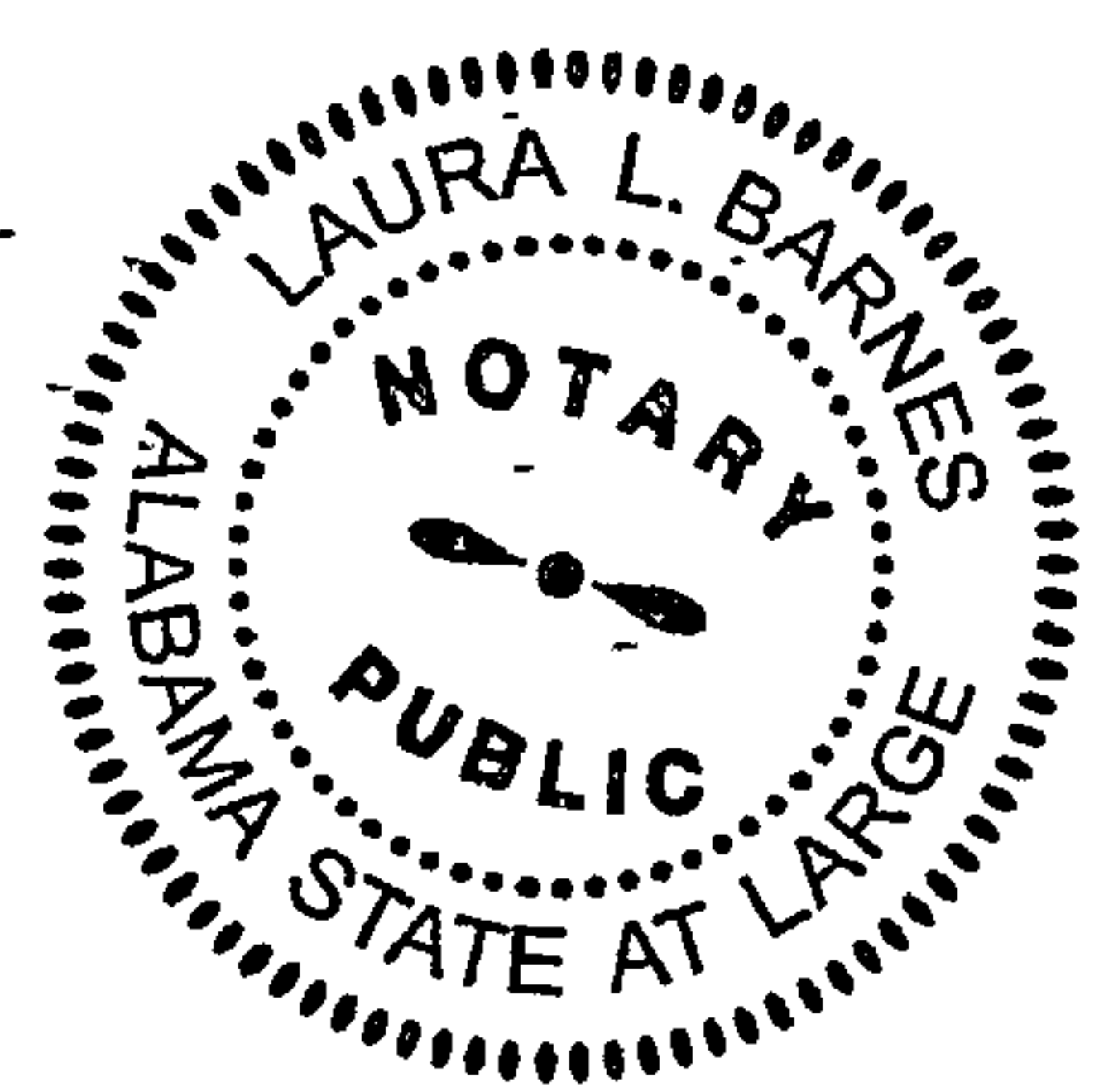
  
JOHN PHILLIPS

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DERYL OWENS and JOHN PHILLIPS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2022.

  
NOTARY PUBLIC 2/4/24



Real Estate Sales Validation Form

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

|                   |                                    |                          |                                    |
|-------------------|------------------------------------|--------------------------|------------------------------------|
| Grantor's Name:   | DERYL OWENS and JOHN PHILLIPS      | Grantee's Name:          | ROBERT FRANCIS MCKENNEY            |
| Mailing Address:  | 46 CHESHIRE RD. STERRETT, AL 35147 | Mailing Address:         | 46 CHESHIRE RD. STERRETT, AL 35147 |
| Property Address: | 46 CHESHIRE RD. STERRETT, AL 35147 | Date of Sales            | September 30th, 2022               |
|                   |                                    | Total Purchase Price:    | (\$273,500.00)                     |
|                   |                                    | 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      | _____ | Tax Appraisal        |
| _____    | Sales Contract    | _____ | Other Tax Assessment |
| <u>x</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 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: September 30th, 2022

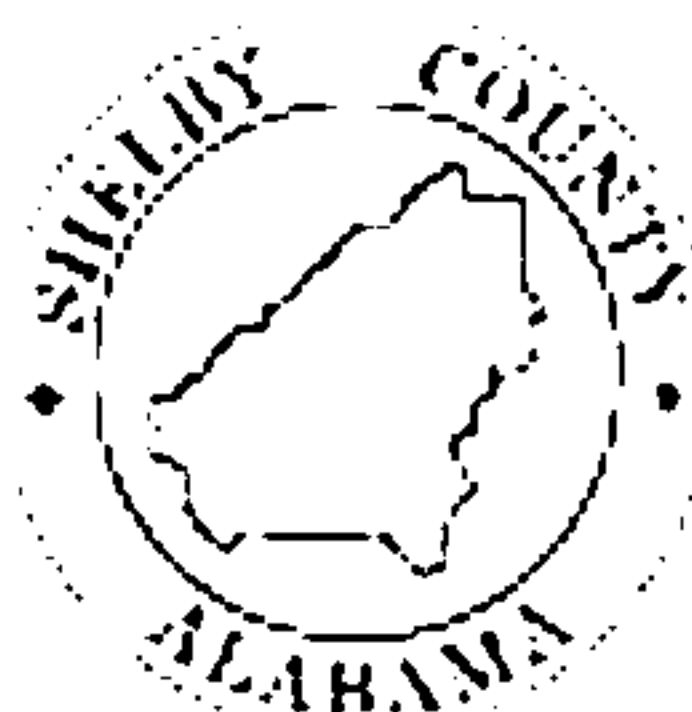
Print Laura L. Barnes

Unattested

Sign \_\_\_\_\_

(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  
09/30/2022 03:36:25 PM  
\$29.00 JOANN  
20220930000376070

*Allen S. Beryl*