

This Instrument was Prepared by:

Send Tax Notice To: Rasco Contracting, Inc.

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

P.O. Box 1222
Columbiana, AL 35051

File No.: MV-22-28744

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00), 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, **Elizabeth M. Handley**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rasco Contracting, Inc.**, (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 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Elizabeth M. Handley and Elizabeth M. Smith are one in the same person.

No part of the the homestead of the Grantor herein or her spouse.

\$0.00 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 1st day of November, 2022.

Elizabeth M. Handley
Elizabeth M. Handley

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 Elizabeth M. Handley, 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 1st day of November, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

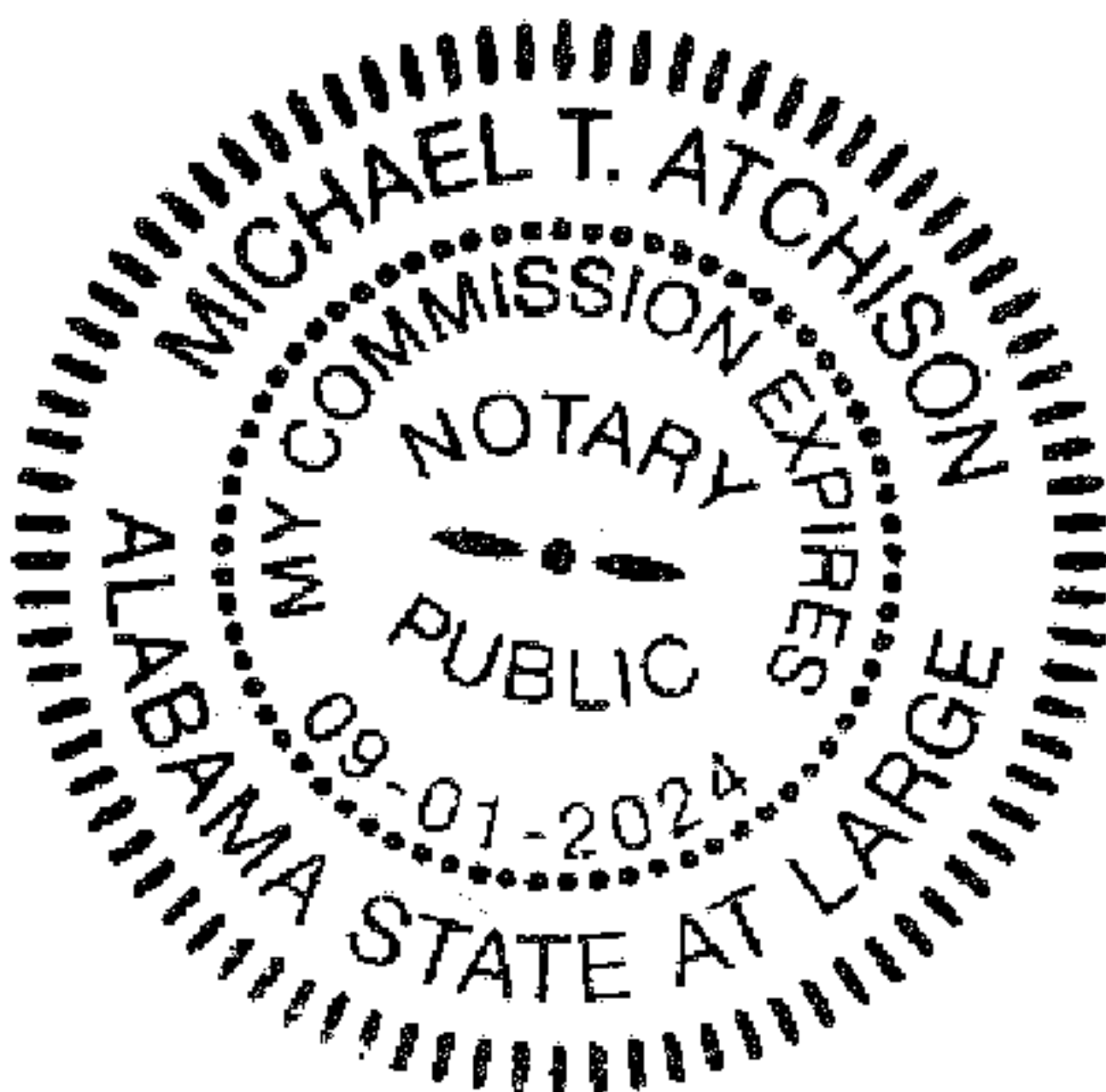


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 1 West; thence proceed north along the east line of said section a distance of 414.73 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and proceed for a distance of 765.03 feet to the west right of way line of Shelby County Hwy. No. 47; thence turn a deflection angle of 65 degrees 21 minutes 33 seconds to the right and proceed along said R.O.W. line a distance of 530.95 feet to the center of a natural drain and the point of beginning; thence continue in the same direction along said R.O.W. line a distance of 301.61 feet; thence turn a deflection angle of 67 degrees 09 minutes 15 seconds to the left and proceed for a distance of 253.28 feet; thence turn a deflection angle of 87 degrees 44 minutes 32 seconds to the left and proceed for a distance of 335.33 feet; thence turn a deflection angle of 93 degrees 34 minutes 33 seconds to the left and proceed for a distance of 55.99 feet; thence turn a deflection angle of 22 degrees 30 minutes 26 seconds to the left and proceed for a distance of 101.10 feet; thence turn a deflection of 21 degrees 55 minutes 37 seconds to the right and proceed for a distance of 82.90 feet; thence turn a deflection angle of 03 degrees 42 minutes 35 seconds to the left and proceed for a distance of 71.14 feet; thence turn a deflection angle of 01 degree 57 minutes 44 seconds to the right and proceed for a distance of 81.64 feet to the point of beginning. Situated in 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	<u>Elizabeth M. Handley</u>	Grantee's Name	<u>Rasco Contracting, Inc.</u>
Mailing Address	<u>Post Office Box 828</u> <u>, AL Columbiana, AL 35051</u>	Mailing Address	<u>P.O. Box 1222</u> <u>Columbiana, AL 35051</u>
Property Address	<u>425 Chelsea Rd.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>November 01, 2022</u>
		Total Purchase Price	<u>\$130,000.00</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)

☐ 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 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 2 Nov
2022

Print Elizabeth M. Handley

Unattested

Sign Elizabeth M. Handley
(Grantor/Grantee/Owner/Agent) circle one

(verified by)
Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

11/02/2022 03:38:53 PM

\$158.00 BRITTANI

20221102000411450

Form RT-1



Allen S. Beal