



20221201000438420 1/3 \$85.00
Shelby Cnty Judge of Probate, AL
12/01/2022 12:40:10 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Timothy M. Franks, Jr.
15 Southern Hills
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Fifty-Six Thousand Seven Hundred Eight Dollars and 00/100 (\$ 56,780.00), the receipt of sufficiency of which are hereby acknowledged, that **Timothy M. Franks, Sr., a married, man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Timothy M. Franks, Jr.**, hereinafter known as the GRANTEE;

A tract of land situated in the SE 1/4 of the SE 1/4 of Section 11, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: Begin at the Northeast corner of said SE 1/4 of SE 1/4; Thence turn North 89 degrees 11 min. West a distance of 779.80 feet; Thence turn an angle to the left of 90 degrees 49 min. and run South 00 degrees 00 min. for a distance of 25.68 feet to a point on the South margin of a County Road, being the Point of Beginning; Thence continue in the same direction a distance of 100 feet to a point; Thence turn an angle of 18 degrees to the right and run South 18 degrees West a distance of 200 feet; Thence turn an angle to the right of 72 degrees 45 min. and run North 89 degrees 15 min. West a distance of 181.50 feet; Thence turn an angle of 102 degrees 12 min. to the right and run North 11 degrees 27 min. East a distance of 293.67 feet to the South margin of the County Road; Thence turn an angle of 78 degrees 33 min. to the right and run East along the South margin of said County Road 185 feet to the Point of Beginning.

Subject to any and all easements, rights of way and restrictions of record.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE GRANTORS HEREIN.

The legal description was provided by the GRANTOR and was taken from that certain mortgage recorded in as Instrument # 2008080929000383680, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

Shelby County, AL 12/01/2022
State of Alabama
Deed Tax: \$57.00



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And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 25 Day of June, 2020.



Timothy M. Franks, Sr.
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Timothy M. Franks, Sr., a married man*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 25 Day of June, 2020.



NOTARY PUBLIC
My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Timothy M Franks
15 southern Hill LN
Calera AL
35040

(Son)
Grantee's Name
Mailing Address

Timothy M Franks JR
656 Hwy 202
Calera AL 35040

Property Address

656 Hwy 202 Calera
AL 35040

Date of Sale

Total Purchase Price \$

or

Actual Value

\$ 56,780.-

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 Deed / GA

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 6/25/2020

Unattested

(verified by)

Print

Timothy M Franks Sr.

Sign

Timothy M Franks Sr.

(Grantor/Grantee/Owner/Agent) circle one