

20221209000447470
12/09/2022 01:55:10 PM
DEEDS 1/3

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:
Valyn Anglin
6016 Smokey Rd
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00)**, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **Levi Conn and Taelar Holland, a married couple**, (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto **Valyn Anglin** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 22, Range 2 West; being more particularly described as follows:

Commence at a fence intersection accepted as the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama; thence proceed South 01 deg. 24 min. 40 sec. West along the West boundary of said 1/4 - 1/4 section for a distance of 205.27 feet to a 2 inch open top pipe in place; thence proceed South 01 deg. 03 min. 03 sec. West along the West boundary of said 1/4 - 1/4 section for a distance of 191.93 feet to a 3/4 inch rebar in place said point being the point of beginning; from this beginning point thence proceed South 84 deg. 44 min. 02 sec. East for a distance of 521.35 feet to a 3/4 inch rebar in place being located on the Westerly right of way of Shelby County Highway No. 12; thence proceed South 02 deg. 20 min. 35 sec. West along the Westerly right of way of said road for a distance of 265.56 feet; thence proceed north 84 deg. 46 min 36 sec. West for a distance of 518.54 feet to a open top pipe in place; thence proceed North 01 deg. 44 min. 36 sec. East along the West boundary of said 1/4 - 1/4 section for a distance of 266.11 feet to the point of beginning; the above described land is located in the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama.

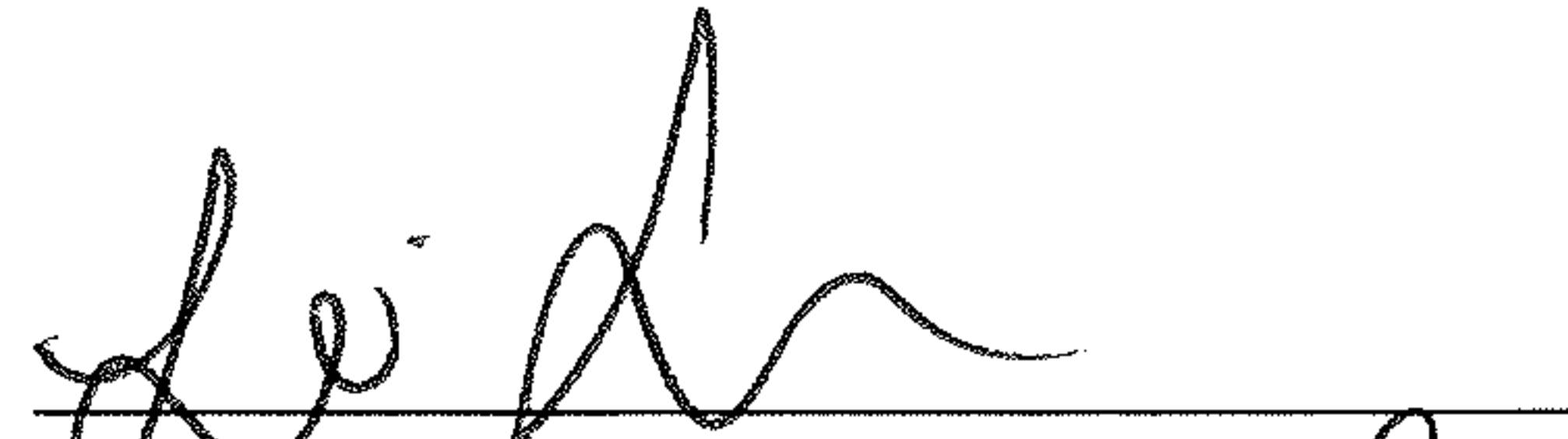
SUBJECT TO ALL MATTERS OF RECORD

\$276,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or 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 Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of December, 2022.


Levi Conn

Taelar Holland

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Levi Conn and Taelar Holland** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of December, 2022.


Andrew Bryant
Notary Public

My Commission Expires: 05/25/2025



Real Estate Sales Validation Form

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

Grantor's Name Levi Conn and Taelar Holland
 Mailing Address 334 Gabrielle Dr.
Woodstock, AL 35188

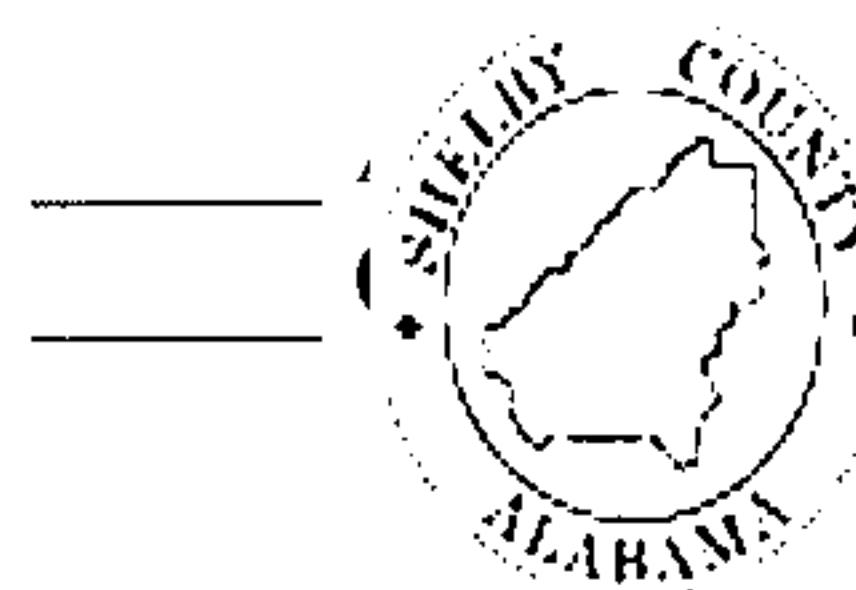
Grantee's Name Valyn Anglin
 Mailing Address 6016 Smokey Rd
Calera, AL 35040

Property Address 6016 Smokey Rd
Calera, AL 35040

Date of Sale December 9, 2022
 Total Purchase Price \$300,000.00
 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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/09/2022 01:55:10 PM
 \$52.00 JOANN
 20221209000447470

If the conveyance document presented for recordation contains all of the required information referenced above, recordation 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: December 9, 2022

Print: Shannon Anderson

Sign Shannon Anderson
 (Grantor/Grantee/ Owner/Agent) circle one

Unattested
 (verified by)