



20221215000452530 1/3 \$128.00
Shelby Cnty Judge of Probate, AL
12/15/2022 02:03:49 PM FILED/CERT

This instrument was prepared by:

Michael E. Gurley Jr.
Gurley Law Firm, LLC
P.O. Box 382732
Birmingham, Alabama 35238

SEND TAX NOTICE TO:

Brian & Rachel Bell
190 Old Oak Cove
Chelsea, AL 35043

Source of Title: Instrument 20150311000075190

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Hundred Thousand Dollars and No/100 Dollars (\$100,000.00) and other good and valuable consideration in hand paid to **CAE DAVIS ALLEN**, a married woman whose mailing address is P.O. Box 147 Troy, AL 36081 ("Grantor"), by **BRIAN BELL** and **RACHEL BELL**, a husband and wife whose mailing address is 190 Old Oak Cove Chelsea, AL 35043 ("Grantee"), the receipt, adequacy and sufficiency of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, their successors and assigns, that certain real property situated in Shelby County, Alabama, to wit:

Legal Description (the "Property").

Perkins Landing- 3 Lots

Lot(s) 40,41 and 42, according to the Survey of the Perkins Landing, Sectors 1 and 2, as recorded in Map Book 27 Page 33 and the Resurvey of Lot(s) 14,15,28,29 and Common Area "E", as recorded in the Probate Office of Shelby County, Alabama. Lying in Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.

The Property herein conveyed is NOT the homestead of Grantor.

Subject to any and all easements, rights of way and restrictions of record in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the Property to the said GRANTEE, and its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belong or in anywise appertaining and unto its successors and assigns forever, absolutely in fee simple.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its heirs, and assigns, that I am lawfully seized in fee simple of said Property; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant

Shelby County, AL 12/15/2022
State of Alabama
Deed Tax: \$100.00



20221215000452530 2/3 \$128.00
Shelby Cnty Judge of Probate, AL
12/15/2022 02:03:49 PM FILED/CERT

and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have caused this Deed to be properly executed by my hand and seal on this 10 day of November, 2022.

GRANTOR:

Ca Davis Allen (SEAL)
CAE DAVIS ALLEN

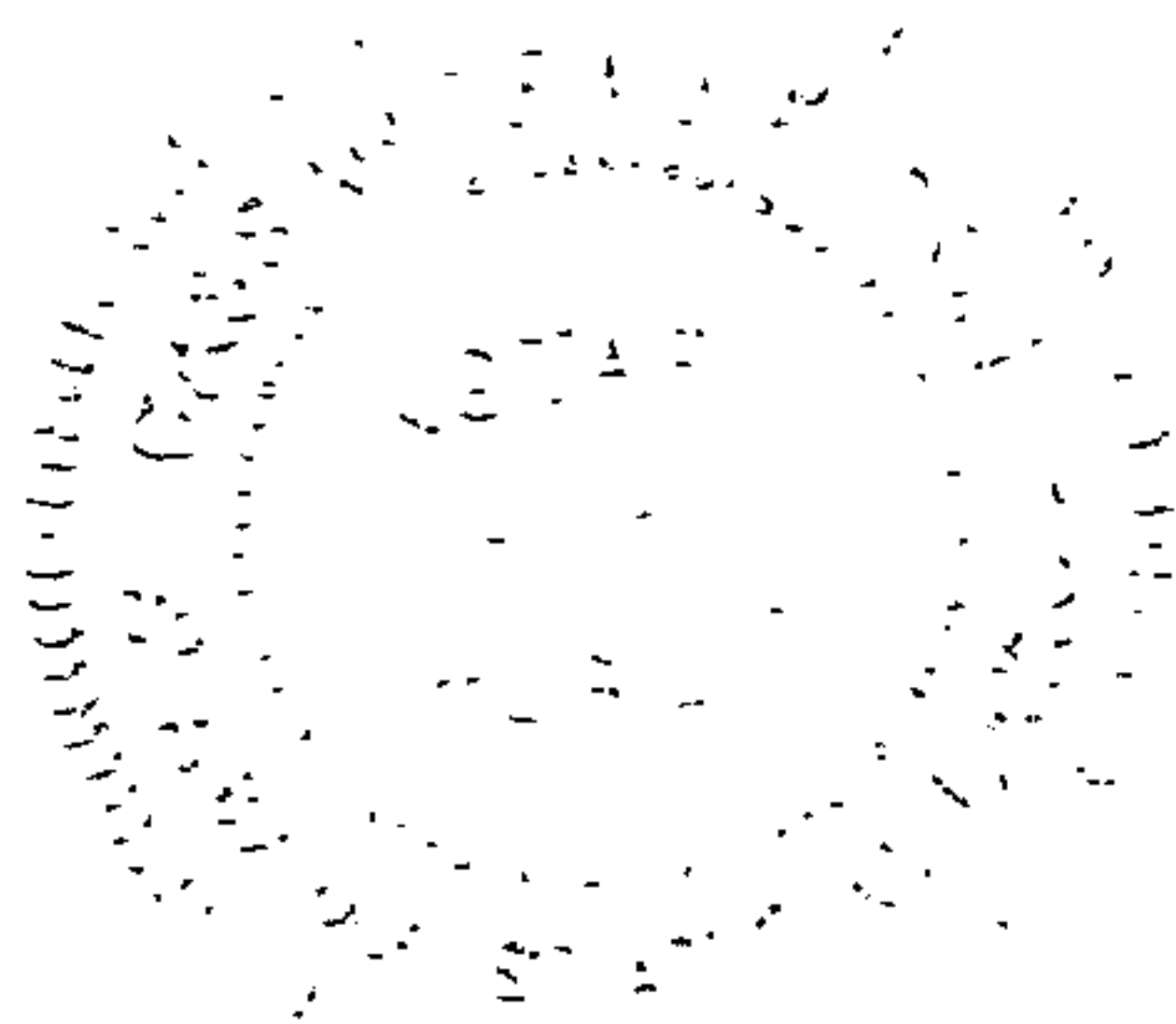
STATE OF ALABAMA)

ACKNOWLEDGEMENT

COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that CAE DAVIS ALLEN, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 10 day of November, 2022.



Cassandra Nelson
Notary Public
My Commission Expires: June 10, 2025

CASSANDRA NELSON
Notary Public, AL State at Large
My Comm. Expires June 10, 2025

Real Estate Sales Validation Form



20221215000452530 3/3 \$128.00
Shelby Cnty Judge of Probate, AL
12/15/2022 02:03:49 PM FILED/CERT

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

Grantor's Name Cae Davis Allen
Mailing Address PO Box 147
Troy, AL 36081

Grantee's Name Brian & Rachell Bell
Mailing Address 190 Old Oak Cove
Chelsea, AL 35043

Property Address Lots 40,41 and 42 of
Perkins Landing.
S 23 T 21 S R 1 E

Date of Sale 12/13/2022
Total Purchase Price \$ 100,000.00

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 12/13/2022

Print Michael E. Gurley Jr

☐ Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1