

Send Tax Notice to:
Mr. Dexter Montgomery
P. O. Box 1169
Alabaster, Alabama 35007

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **WINSTON LEROY SHIELDS**, an unmarried man (herein referred to as Grantor), do grant, bargain, sell and convey unto **DEXTER MONTGOMERY** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lot 7, Block A of the Nickerson Addition to Alabaster as recorded in Map Book 3, pages 61 and 69 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of Lot 7; thence Westerly along the North boundary of Lot 7 145.0 feet to the NW corner of Lot 7; thence Southerly along the West boundary line of Lot 7 47.0 feet; thence run Southeasterly 146.0 feet, more or less, to a point on the East boundary line of said Lot 7 that is 65 feet South of the Northeast corner of Lot 7; thence run Northerly along the East boundary line of Lot 7 65 feet to the point of beginning.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are 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 and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

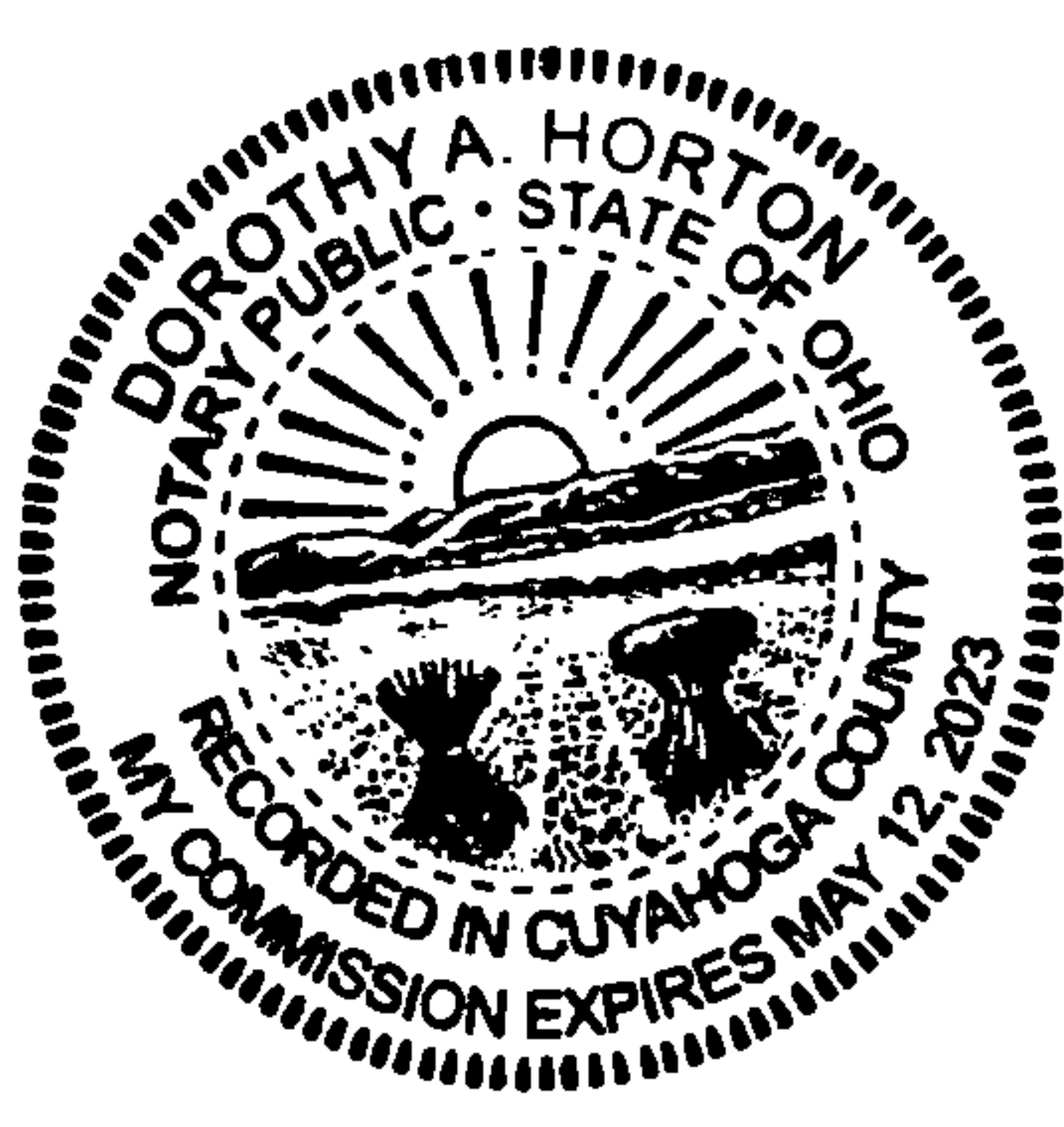
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6TH day of DECEMBER, 2022.

Winston Leroy Shields (SEAL)
Winston Leroy Shields

STATE OF OHIO)
COUNTY OF Cuyahoga)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Winston Leroy Shields, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of December, 2022.



Dorothy A. Horton (SEAL)
Notary Public
My Commission Expires: May 12 2023

Winston Leroy Shields

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

20221216000453360 3/3 \$38.50
Shelby Cnty Judge of Probate, AL
12/16/2022 12:24:10 PM FILED/CERT

Grantor's Name Winston Leroy Shields
Mailing Address 6014 Andover Blvd., Apt. 203
Garfield Heights, Ohio 44125

Grantee's Name Dexter Montgomery
Mailing Address P. O. Box 1169
Alabaster, Alabama 35007

Property Address 162 11th Avenue S.E.
Alabaster, Alabama 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 10,320.00

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 Property Tax Commissioner
☐ 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 _____

Print Winston Leroy Shields

☐ Unattested _____
(verified by)

Sign Winston Leroy Shields
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1