

Prepared by:
Joe E. McKinley
102 Rocky Rd
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



20230406000095750 1/2 \$147.00
Shelby Cnty Judge of Probate, AL
04/06/2023 09:00:15 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Dollars (\$5.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

Joe E McKinley and Elaine D McKinley, (herein referred to as grantors) do grant, bargain, sell and convey unto

Jason L McKinley

(herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

LOT 2B, 1 acre, of a Resubdivision of Lot 2 of Beeswax Estates, as Recorded on Map Book 53, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

GRANTEE'S ADDRESS:


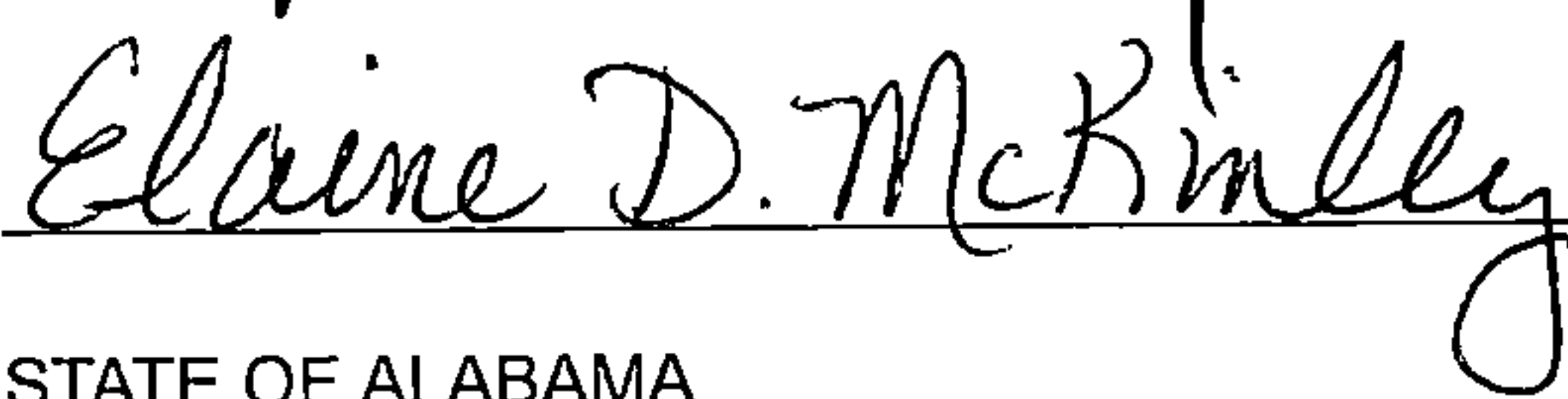
42 Rocky Road
Wilsonville, AL 35186

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this

31st day of March, 2023.


Shelby County, AL 04/06/2023
State of Alabama
Deed Tax: \$122.00

STATE OF ALABAMA
SHELBY COUNTY

I, The undersigned authority, a Notary Public in and for said County, in Said State, hereby certify that Joe E. McKinley and Elaine D. McKinley, 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 31st day of March, 2023.

Geneva Johnson
Notary Public
Alabama State at Large
My Comm. Expires 10/18/2025

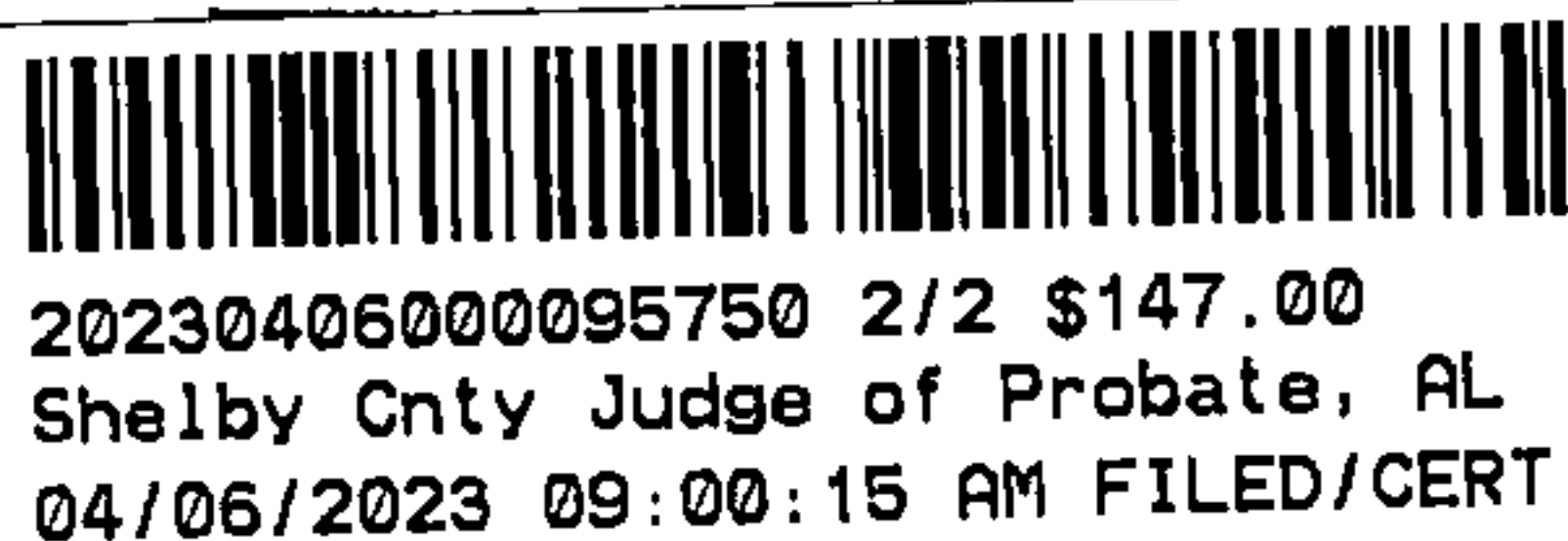

Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Joe E. & Elaine D. McKinley Grantee's Name Jason L. McKinley
Mailing Address 102 Rocky Rd Mailing Address 42 Rocky Rd
Wilsonville, AL 35186 Wilsonville, AL 35186

Property Address 42 Rocky Rd Date of Sale Mar. 31, 2023
Wilsonville, AL 35186 Total Purchase Price \$ _____



or
Actual Value \$ _____

or
Assessor's Market Value \$ 120,480

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 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 4-6-23

Print Elaine D. McKinley

Unattested

Sign Elaine D. McKinley

(verified by)

(Grantor/Grantee/Owner/Agent) circle one