

Send Tax Notice To: Carol Boyd
AL

File No.: MV-23-29058

WARRANTY DEED

} Know All Men by These Presents:

That in consideration of the sum of **One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Shirley Parks**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Carol Boyd**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$95,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

Shirley Parks
Melissa Ann McEwen
Attorney In Fact

County of Shelby

Given under my hand and official seal this the 10th day of April, 2023:

My Commission Expires: September 01, 2024

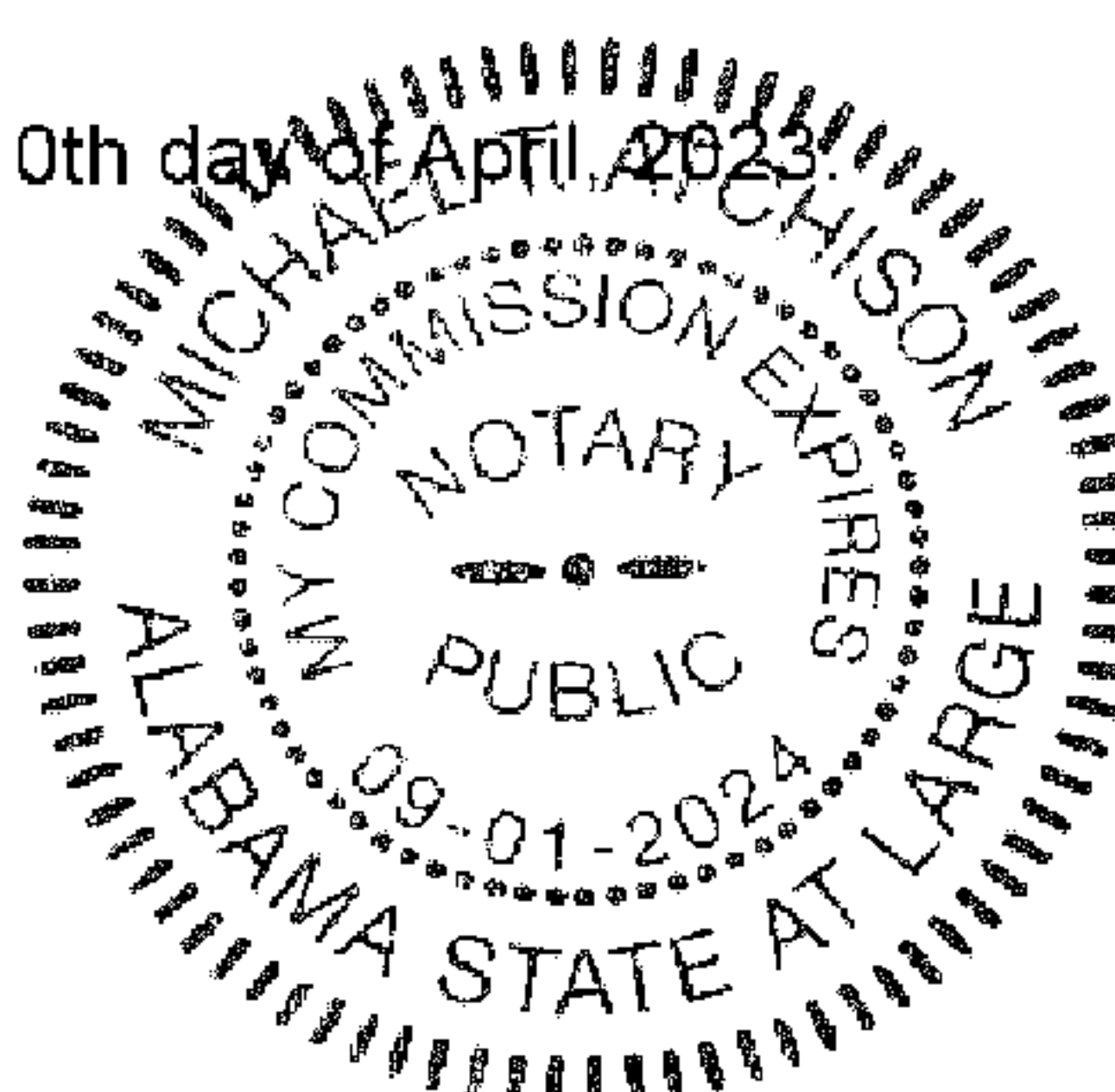


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of Section 23, Township 21 South, Range 1 West; thence North 34 degrees 59 minutes 15 seconds West a distance of 389.17 feet to the point of beginning; thence run South 86 degrees 35 minutes West a distance of 210.30 feet to a point; thence turn an angle of 90 degrees 45 minutes to the right and run North 2 degrees 20 minutes West a distance of 79.13 feet to a point; thence turn an angle of 88 degrees 23 minutes to the right and run North 86 degrees 03 minutes East a distance of 200.30 feet to a point; thence turn an angle of 84 degrees 37 minutes to the right and run South 9 degrees 20 minutes East a distance of 82.64 feet to the point of beginning. Said parcel of land lying in the City of Columbiana, Alabama, and is located in the SE 1/4 of the SE 1/4, Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

24 MONTH CHAIN OF TITLE: Instrument #20060801000368050, being a Warranty Deed, Joint Tenants with Right of Survivorship, to Cindy Smothers and Shirley Parks, dated July 28, 2006.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Shirley Parks
 Mailing Address Post Office Box 380
Wilsonville, AL 35186

Grantee's Name Carol Boyd
 Mailing Address 317 North Main St
Columbiana, AL 35051

Property Address 317 N Main St.
Columbiana, AL 35051

Date of Sale April 10, 2023
 Total Purchase Price \$130,000.00
 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 ☐ 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 of 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 April 10, 2023

Print Shirley Parks

Unattested

Sign Shirley Parks
 (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/11/2023 10:09:08 AM
\$63.00 JOANN
20230411000101140

Form RT-1

Carol S. Boyd

