

SEND TAX NOTICE TO:
Robert J. Arnold
405 Old Cahaba Way
Helena, Alabama 35080

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seventy Three Thousand Two Hundred dollars & no cents (\$373,200.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Phillip L. Allen and Mary S. Allen, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Robert J. Arnold** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Map and Survey of Old Cahaba 11-B, as recorded in Map Book 30, Page 28, in the Probate Office of Shelby County, Alabama.

\$298,400.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

All matters as set forth in that plat of Old Cahaba 11-B, as recorded in Map Book 30, Page 28, in the Probate Office of Shelby County, Alabama.

Right(s) of way to Shelby County, as recorded in Volume 155, Page 331; Volume 155, Page 425 and Lis Pendens Book 2, Page 165.

Right of way granted to Alabama Power Company by instrument (s) recorded in Volume 247, Page 853; Volume 131, Page 447 and Volume 139, Page 238.

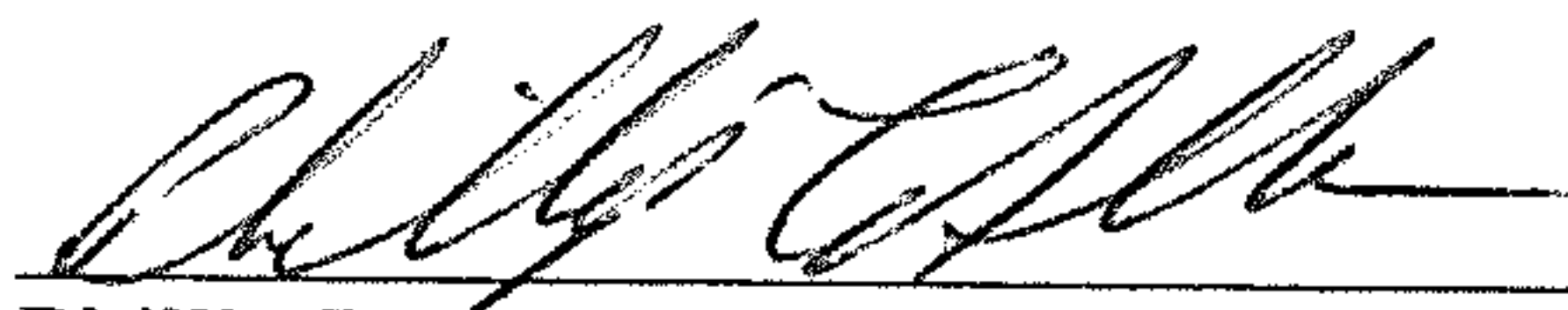
Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities, and release of damages relating thereto, as recording in Volume 61, Page 164.

Covenants and agreement relating to roadway easement as set forth in Volume 133, Page 277.

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

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **April 6, 2023** .



Phillip L. Allen (Seal)



Mary S. Allen (Seal)

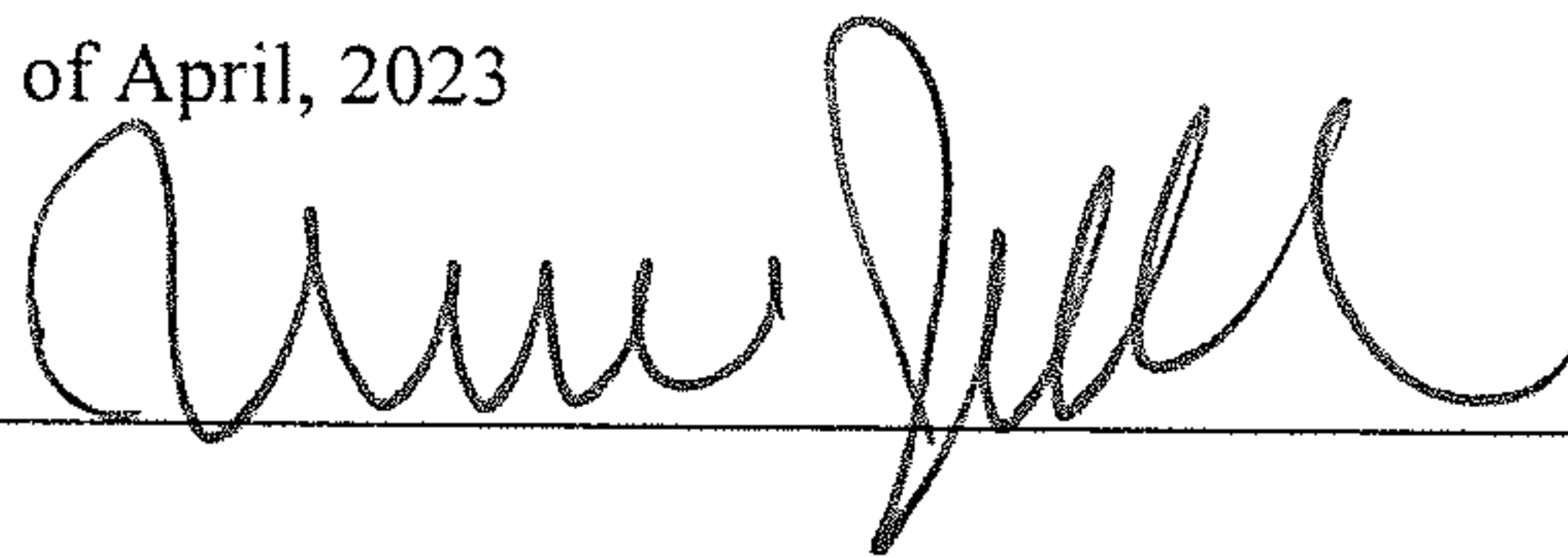
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Phillip L. Allen and Mary S. Allen, husband and wife** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April, 2023



Notary Public.

(Seal)

My Commission Expires: _____

WILLIAM PATRICK COCKRELL
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 01/07/25

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Phillip L. Allen and Mary S. Allen

Grantee's Name Robert J. Arnold

Mailing Address 405 Old Cahaba Way
Helena, AL 35080

Mailing Address 405 Old Cahaba Way
Helena, Alabama 35080

Property Address 405 Old Cahaba Way,
Helena, Alabama 35080

Date of Sale 04/06/2023

Total Purchase Price \$373,200.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 4.6.2023

William Patrick Cochran
Print Robert J. Arnold

Unattested

FAX

Sign _____
(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
04/17/2023 08:07:52 AM
\$103.00 JOANN
20230417000107650

Allen S. Boyd

