

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Antion Tolbert
1220 Island Street Apt #5
Montevallo, AL 35115

Done without benefit of title insurance

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED



20230425000120140 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
04/25/2023 12:03:01 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Thousand Four Hundred Sixty Five and 00/100 Dollars (\$5,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Joyce Shack (sole surviving Grantee of Survivorship deed Inst #1996-29012, Roger Shack having died on May 8, 2019) hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Antion Tolbert hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LSEE EXHIBIT A

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

NOTE: Property is not homestead for grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 17th day of April, 2023 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Joyce Shack (L.S.)
Joyce Shack

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Joyce Shack, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 17th day of April, 2023.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/21/24

ANGELA TUBBS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 21, 2024

Shelby County, AL 04/25/2023
State of Alabama
Deed Tax: \$5.00

EXHIBIT A



20230425000120140 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
04/25/2023 12:03:01 PM FILED/CERT

A PORTION OF LOTS 52 AND 53, BLOCK F, ACCORDING TO PLAT OF ELLIS ADDITION TO EAST MONTEVALLO, ALABAMA, BEING MORE PARTICULARLY AS FOLLOWS: COMMENCE AT THE INTERSECTION OF COMMERCE STREET AND DAUPHIN STREET; THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF COMMERCE STREET A DISTANCE OF 74.2 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN CONVEYED; THENCE CONTINUE WESTERLY ALONG COMMERCE STREET A DISTANCE OF 74.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 52; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOT 52 AND 53 A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER OF SAID LOT 53; THENCE RUN IN A EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT 53 A DISTANCE OF 74.2 FEET TO A POINT ON THE WESTERLY LINE OF CALIFORNIA CONNELL'S PROPERTY; THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINES OF MARY WARD AND CALIFORNIA CONNELL'S LOTS AND PARALLEL WITH DAUPHIN STREET 100 FEET TO THE POINT OF BEGINNING OF PARCEL HEREIN CONVEYED. ADDRESS: 127 COMMERCE ST. TAX MAP OR PARCEL ID NO. 36-2-3-2-2-47.

Real Estate Sales Validation Form

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

Grantor's Name Joyce Shock
Mailing Address 725 West street
Montevallo AL 35115

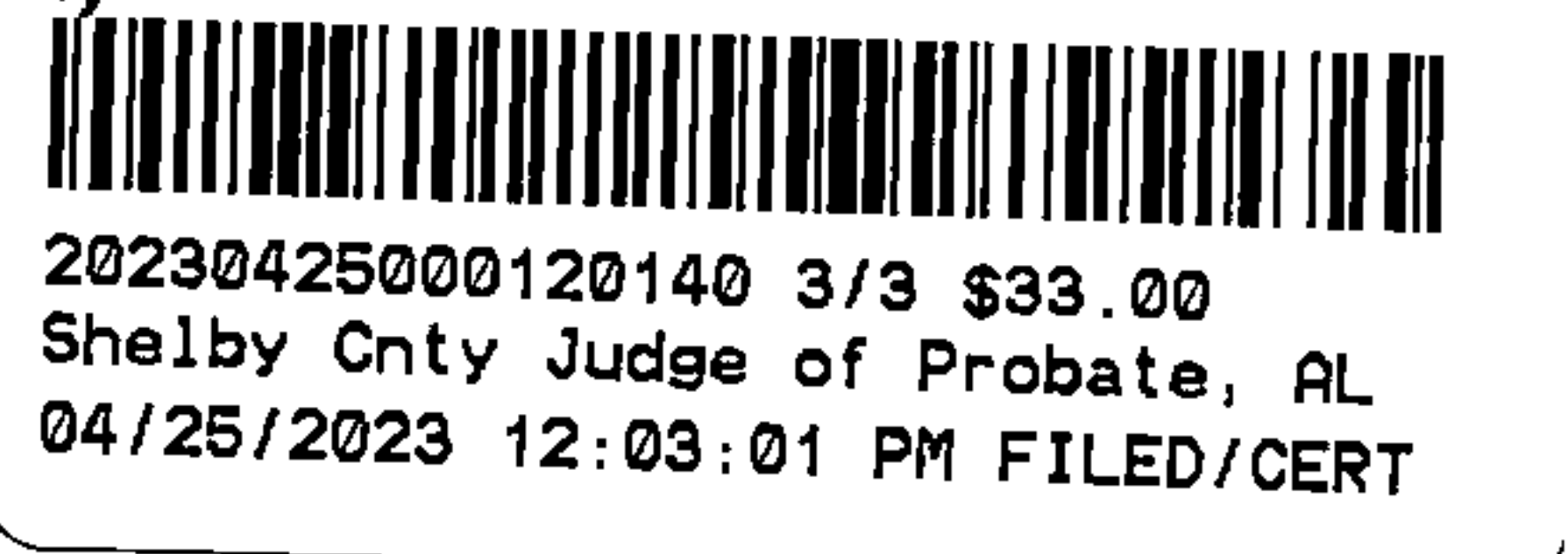
Grantee's Name Antion Talbert
Mailing Address 1220 Island street
Apt #5 Montevallo AL 35115

Property Address 127 Commerce St
Montevallo AL 35115

Date of Sale 4-17-2023
Total Purchase Price \$ 5,000
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 _____

Print Antion Talbert
Sign Antion Talbert

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one