

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Fifty-Two Thousand and No/100 Dollars (\$52,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Dwight C. Edwards and Gwendolyn Edwards, a married couple** (herein referred to as grantors), grant, bargain, sell and convey unto **Eninia Boatner** (herein referred to as grantee), the following described real estate situated in **SHELBY** County, Alabama, to wit:

Commence at the northeast corner of the southeast quarter of the northeast quarter of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama and run thence South 01 degrees 42 minutes 23 seconds West along the east line of said quarter-quarter a distance of 297.00 feet to a point; thence run North 89 degrees 35 minutes 07 seconds West a distance of 362.70 feet to a point; thence run South 37 degrees 12 minutes 53 seconds West a distance of 62.83 feet to a found open top corner and the point of beginning of the property being described; thence run South 56 degrees 00 minutes 53 seconds West along the Southerly margin of a public road a distance of 133.46 feet o a set rebar corner on a fence line; thence run South 22 degrees 32 minutes 22 seconds East along said fence line a distance of 219.03 feet to a set rebar corner, thence run North 62 degrees 24 minutes 45 seconds East along an existing fence line a distance of 116.87 feet to a set P.K. nail in a public asphalt Road; thence run North 14 degrees 25 minutes 53 seconds West a distance of 186.69 feet to a set rebar corner; thence run North 35 degrees 52 minutes 07 seconds West a distance of 51.80 feet to the point of beginning.

For ad valorem tax purposes only, the address of the above-described property is 3522 Highway 93, Helena, AL 35080.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and 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, I have hereunto set my hand and seal this 22 day of May, 2023.

Dwight C. Edwards
Dwight C. Edwards

Gwendolyn Edwards
Gwendolyn Edwards

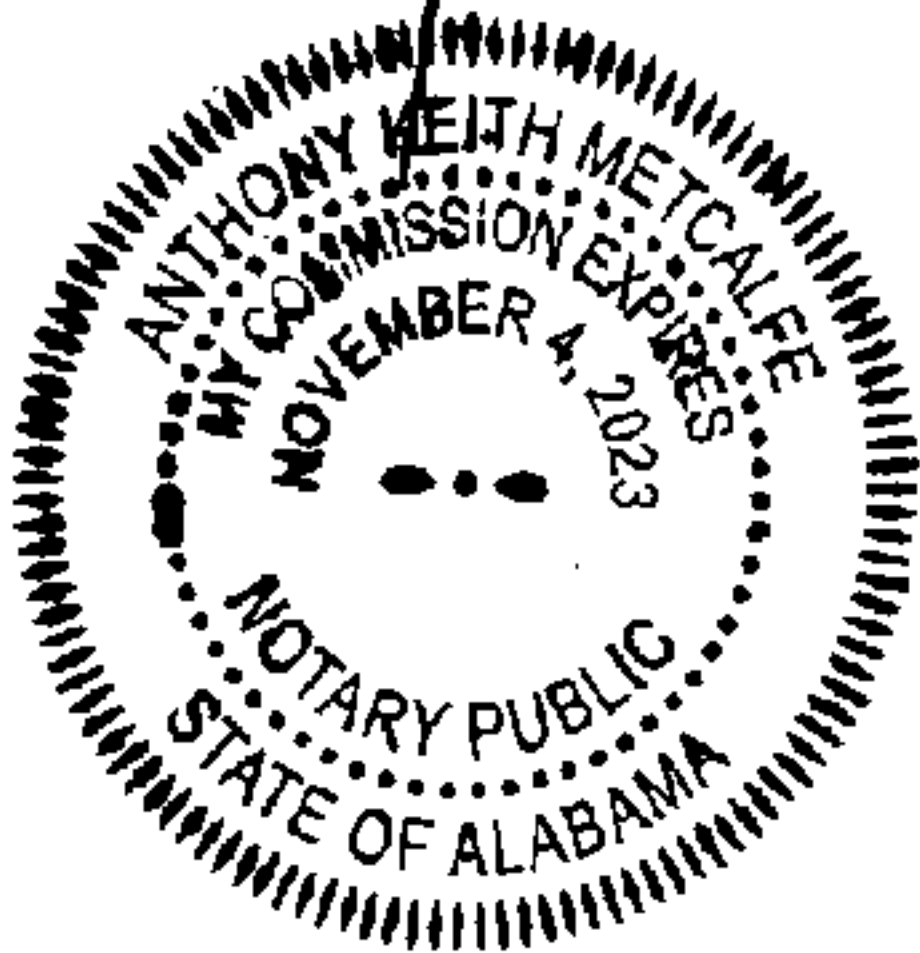
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Dwight C. Edwards and Gwendolyn Edwards**, 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 and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 22 day of May, 2023.

[Signature]
NOTARY PUBLIC
My Commission Expires: Nov. 4, 2023

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244
AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/31/2023 12:22:36 PM
 \$77.00 JOANN
 20230531000162630



Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Dwight C. Edwards and
Gwendolyn Edwards, A Married Couple
 Mailing Address 305 Kevin Way
Helena, AL 35022

Grantee's Name Eninia Boatner
 Mailing Address 3522 Highway 93
Helena, AL 35080

Property Address 3522 Highway 93
Helena, AL 35080

Date of Sale May 22, 2023
 Total Purchase Price \$52,000.00

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 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 May 22, 2023

Print Anthony M. [Signature]

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1