

**Return to After Recording:**

Vantage Point Title, Inc.  
Attn: Default Services  
18167 U.S. Highway 19 N. Floor 3  
Clearwater, FL 33764  
Reference Number: D-AL900521

**Mail Tax Statements to:**

Charles Hunter Speaks  
308 Lakeview Circle  
Harpersville, AL 35078

**Prepared By:**

National Signing Solutions, Inc.  
c/o Attorney Thomas G. McCroskey  
124 W. Freistadt Road, Unit 64  
Thiensville, WI 53092

Tax ID No.: 17 2 09 0 000 014.000

Recorded together with a

Purchase Money Mortgage

**WARRANTY DEED**

Source of Title; Instrument No. 20210322000143920

This indenture made on this 16 day of MAY, 2023, witnesseth that, **JAMES RYAN SPEAKS, A MARRIED MAN**, whose post office address is P. O. Box 92, Chelsea, AL 35043, dealing in his non-homestead property, hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **CHARLES HUNTER SPEAKS, A SINGLE MAN**, whose post office address is 308 Lakeview Circle, Harpersville, AL 35078, hereinafter called Grantees, for and in consideration of **ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00)** and other valuable consideration, the receipt whereof is hereby acknowledged, the following described land in the County of Shelby, State of Alabama, to-wit:

The following described Real Estate, lying and being in the County of Shelby County, State of Alabama, to-wit:

COMMENCE at the SE corner of the NW1/4 of the NW1/4 of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama;  
thence proceed West along the South boundary of said 1/4-1/4 Section for a distance of 200.68 feet to the point of beginning;  
from the Point of Beginning continue West along the South boundary of said 1/4-1/4 Section for a distance of 471.75 feet;  
thence turn an angle of 90 degrees to the right and proceed North for a distance of 190 feet;  
thence turn an angle of 90 degrees to the left and proceed West for a distance of 140 feet;  
thence turn an angle of 90 degrees to the right and proceed North for a distance of 378.75 feet;  
thence turn an angle of 92 degrees 19 minutes to the right and proceed East for a distance of 527.58 feet;  
thence turn an angle of 87 degrees 43 minutes to the right and proceed South for a distance of 135 feet;  
thence turn an angle of 92 degrees 17 minutes to the left and proceed East for a distance of 85 feet;  
thence turn an angle of 87 degrees 43 minutes to the right and proceed South for a distance of

408.99 feet to the point of BEGINNING,  
situated in the NW1/4 of the NW1/4 of Section 9, Township 20 South, Range 2 East, Shelby  
County, Alabama.

Commonly known as: 308 Lakeview Circle, Harpersville, AL 35078  
Parcel ID #: 17 2 09 0 000 014.000

Subject to all easements and rights of way of record, if any.

AND the Grantor does hereby covenant with said Grantees that the Grantor is lawfully seized of  
said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land,  
and does hereby warrant the title to said land and will defend the same against the lawful claims of all  
persons whomsoever; and that said land is free of all encumbrances.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of  
any gender shall be applicable to all genders.


WITNESS the hand and seal of said Grantor this 16 day of MAY, 2023.

  
James Ryan Speaks

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James Ryan  
Speaks, whose names are signed to the foregoing instrument, and who are known to me, acknowledged  
before me on this day that, being informed of the contents of the foregoing instrument, they executed the  
same voluntarily on the day the same bears date.

Given my hand and official seal this the 16 day of May, 2023.

  
NOTARY PUBLIC  
Printed Name: Raven Miller  
My Commission Expires: 7/5/26



No title search was performed on the subject property by the preparer. The preparer of this deed makes no  
representation as to the status of the title nor property use or any zoning regulations concerning described  
property herein conveyed nor any matter except the validity of the form of this instrument. Information  
herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made  
at the time of this conveyance.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/02/2023 11:11:24 AM  
\$31.00 JOANN  
20230602000165730

*Allen S. Boyd*

### Real Estate Sales Validation Form

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

Grantor's Name JAMES RYAN SPEAKS  
Mailing Address P. O. Box 92  
Chelsea, AL 35043

Grantee's Name CHARLES HUNTER SPEAKS  
Mailing Address 308 Lakeview Circle  
Harpersville, AL 35078

Property Address 308 Lakeview Circle  
Harpersville, AL 35078

Date of Sale 05/16/2023  
Total Purchase Price \$ 140,000  
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 05/22/2023

Print Courtney Smith

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**