

This instrument was prepared by:

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Source of Title: Shelby County
Real Property/Deed Book 156, Page 996

QQ	Q	Section	Township	Range
SE	SW	8	21S	3W

WITHOUT THE BENEFIT OF A TITLE SEARCH

Send Tax Notice To:

Jennifer McCartney
230 Meadow View Rd
Maylene AL 35114



20230614000178830 1/3 \$82.50
Shelby Cnty Judge of Probate, AL
06/14/2023 11:58:57 AM FILED/CERT

STATE OF ALABAMA

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WARRANTY DEED

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND NO/100 (\$10.00), to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt and sufficiency of which is acknowledged, I, **Jennifer McCartney**, herein referred to as the GRANTOR, being all the heirs at law and next of kin (daughter) of **Earl Jackson McCartney**, deceased, dying intestate in Shelby County, Alabama, does grant, bargain, sell and convey unto **Jennifer McCartney**, a single woman, herein referred to as the GRANTEE, for her natural life, with remainder interest to **Stephen Lloyd Register, Jr.** a single man and **Lisa Juliet Register**, a single woman, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 21, South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$, thence east along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ 210.0 feet to the point of beginning, thence continue along last described course 313.56 feet, thence 89 degrees, 20 minutes right 607.25 feet to the north right of way line of a Shelby County Road, thence 116 degrees, 39 minutes, 15 seconds right along and contiguous with said right of way line 626.62 feet, thence 104 degrees, 23 minutes, 45 seconds right 125.44 feet, thence 90 degrees, 45 minutes, 45 seconds left 210.0 feet, to the point of beginning containing 4.20 acres and marked on the corners by iron pins.

LESS and EXCEPT the following described parcel:

Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 465.29' to the point of beginning of the property being described, thence continue along last described course a distance of 58.27' to a point, thence turn an angle of 89° 20' 00" to the right and run Southerly a distance of 607.25' to a point on the North right of way line of Shelby County Highway No. 270, thence turn an angle of 116° 39' 15" right and run Northwesterly along highway right of way a distance of 90.74 to the P.C. of a highway curve to the left having a central angle of 0° 27' 58" and a radius of 1,138.46', thence continue along the arc of said curve an arc distance of 9.26' to a point, thence turn an angle of 66° 44' 27" right from chord and run Northerly a distance of 563.96' to the point of beginning, containing 1.0 acre.

The above described is the homestead of the Grantor.

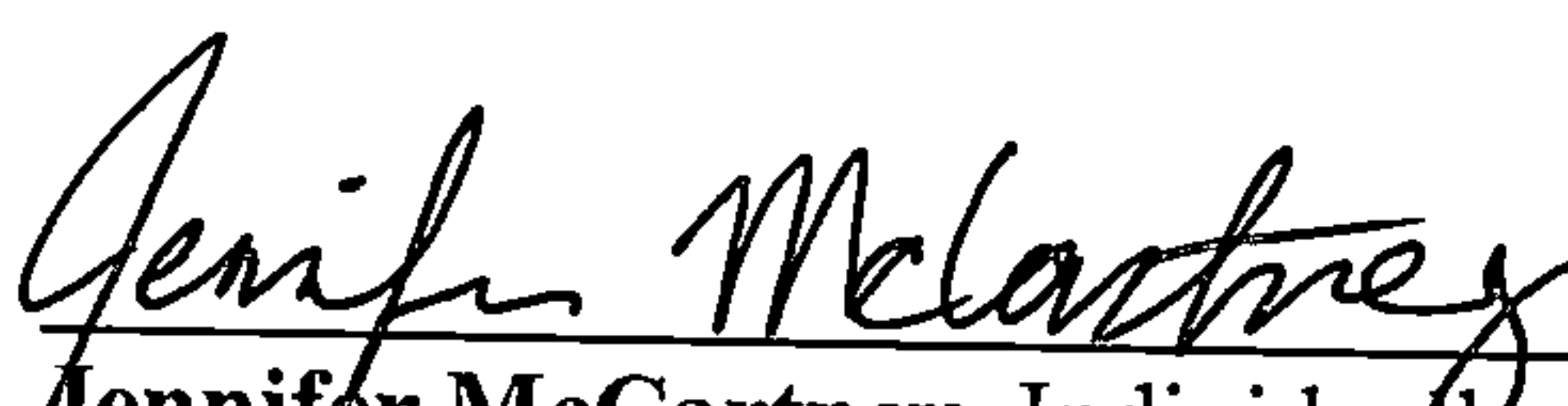
Subject to any recorded Mortgage of Record.

Shelby County, AL 06/14/2023
State of Alabama
Deed Tax: \$54.50

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainder, rents, issues, and profits thereof; and also all of the estate, right, title interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTOR, of, in, and to the same and every part of parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE her heirs or assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I am entitled to the immediate possession thereof; that I and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of June, 2023.

 (seal)
Jennifer McCartney, Individually, and as the
sole Heir of **Earl Jackson McCartney**

STATE OF ALABAMA

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COUNTY OF BIBB

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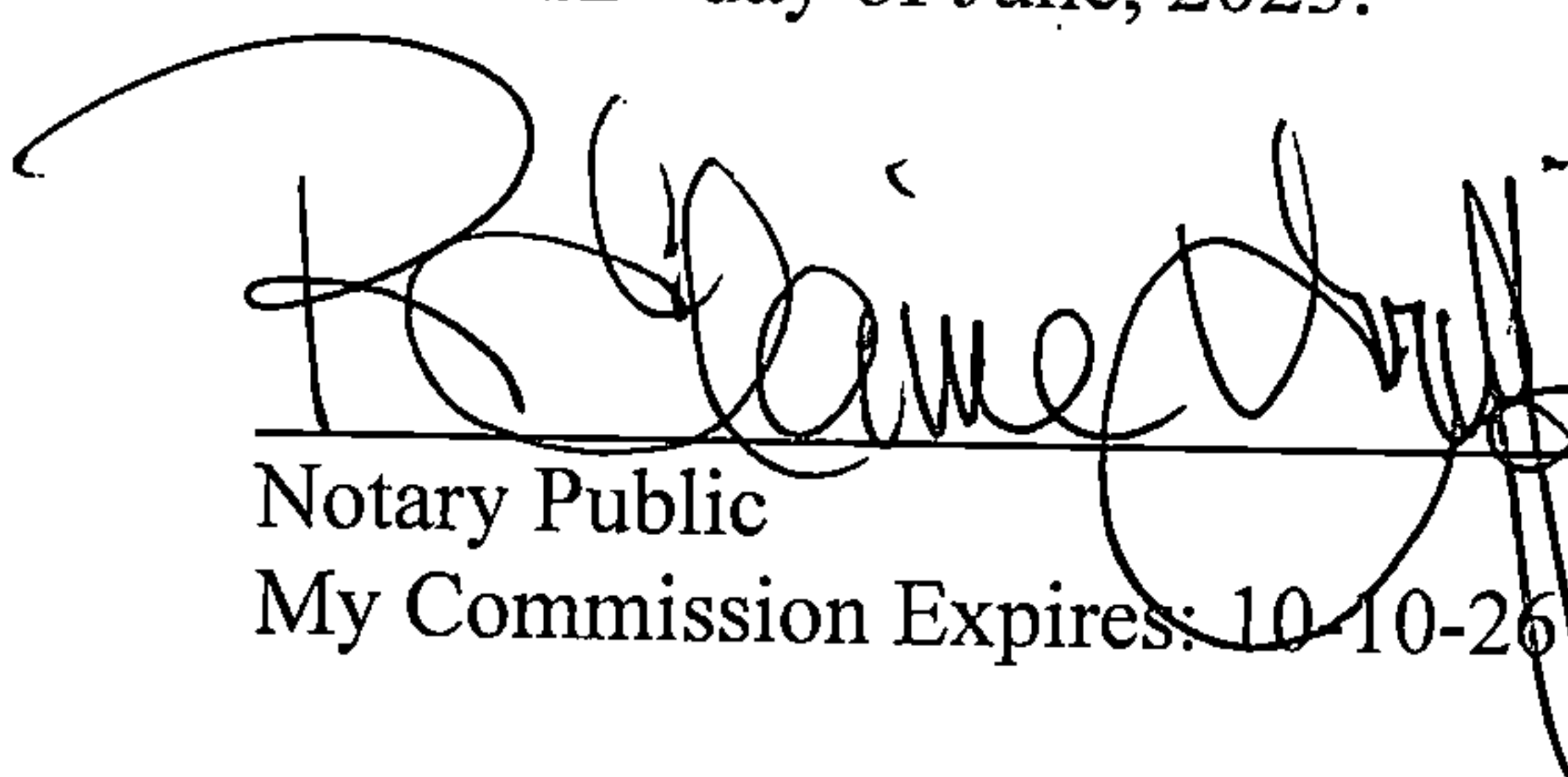
ACKNOWLEDGMENT

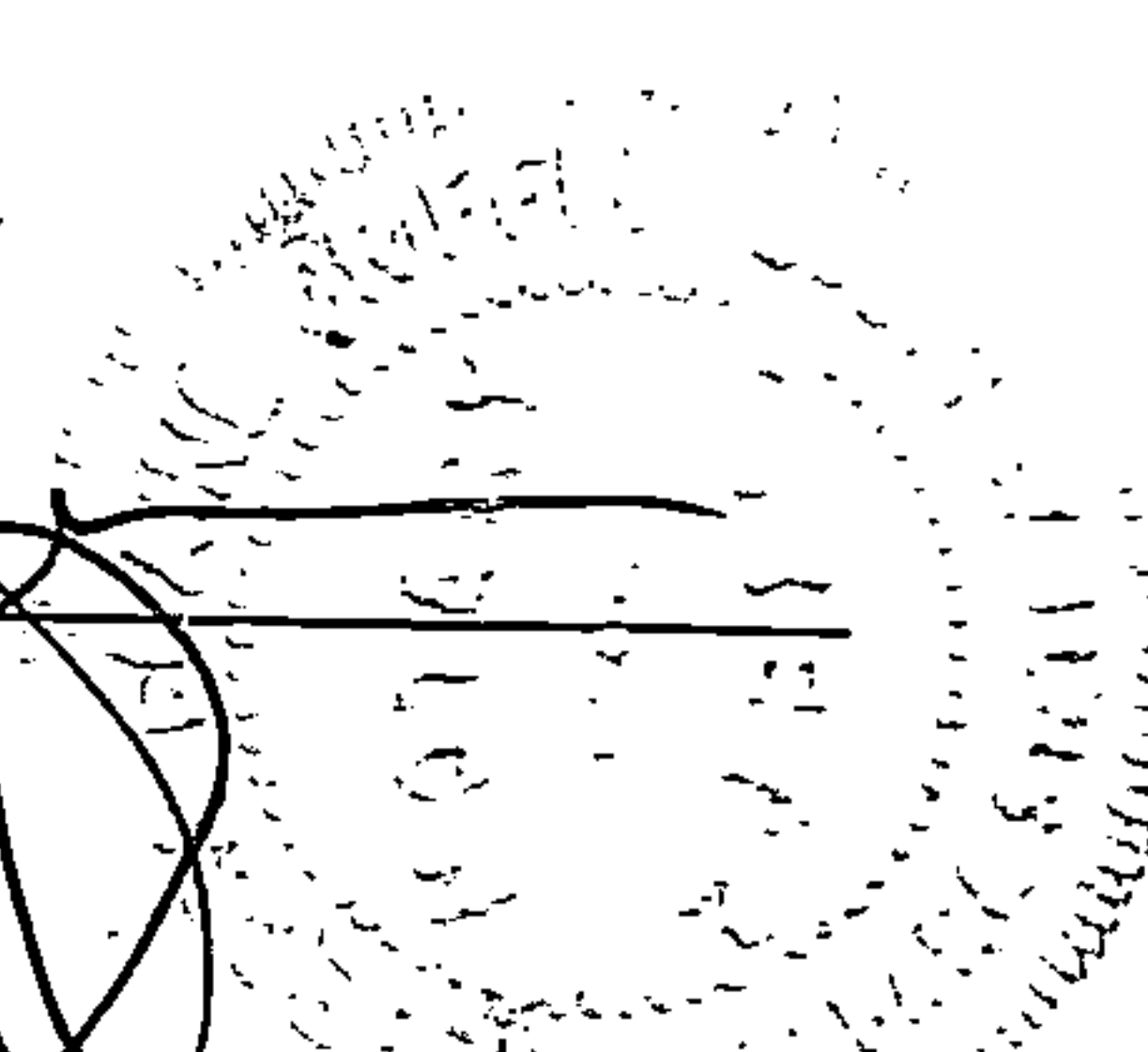


20230614000178830 2/3 \$82.50
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I, R. Elaine Griffin, a Notary Public in and for said County, in said State, hereby certify that **Jennifer McCartney**, whose name is signed to the foregoing conveyance, and who is known to me or produced a driver's license and/or other picture identification, acknowledged before me on this day, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 12th day of June, 2023.


Notary Public
My Commission Expires: 10-10-26



Real Estate Sales Validation Form

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

Grantor's Name **Jennifer McCartney**
Mailing Address **230 Meadow View Rd**
Maylene AL 35114

Grantee's Name **Jennifer McCartney**
Mailing Address **230 Meadow View Rd**
Maylene AL 35114

Property Address 230 Meadow View Rd
Maylene, AL 35114

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value _____
or
Assessor's Market Value \$ 54,330



The purchase price evidence: (check one)
20230614000178830 3/3 \$82.50
Shelby Cnty Judge of Probate, AL
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Form can be verified in the following documentary evidence is not required)

Bill of Sale

Sales Contract

Closing Statement

Appraisal
☒ Other Heirship property

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 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 6/14/23

Unattested
(verified by)

Print Jennifer McCartney

Sign Jennifer McCartney
(Grantor/Grantee/Owner/Agent) circle one