

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Raven Andrews

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration SEVENTEEN THOUSAND AND NO/00 DOLLARS (\$17,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Sherry Hunt, a single woman (herein referred to as Grantor)* grant, bargain, sell and convey unto *Raven Andrews (herein referred to as Grantees)*, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit “A” for Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record.

Ronnie Hunt is deceased, having died May 25, 2022.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of June 2023.

Sherry Hunt
Sherry Hunt

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Sherry Hunt*, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June 2023.

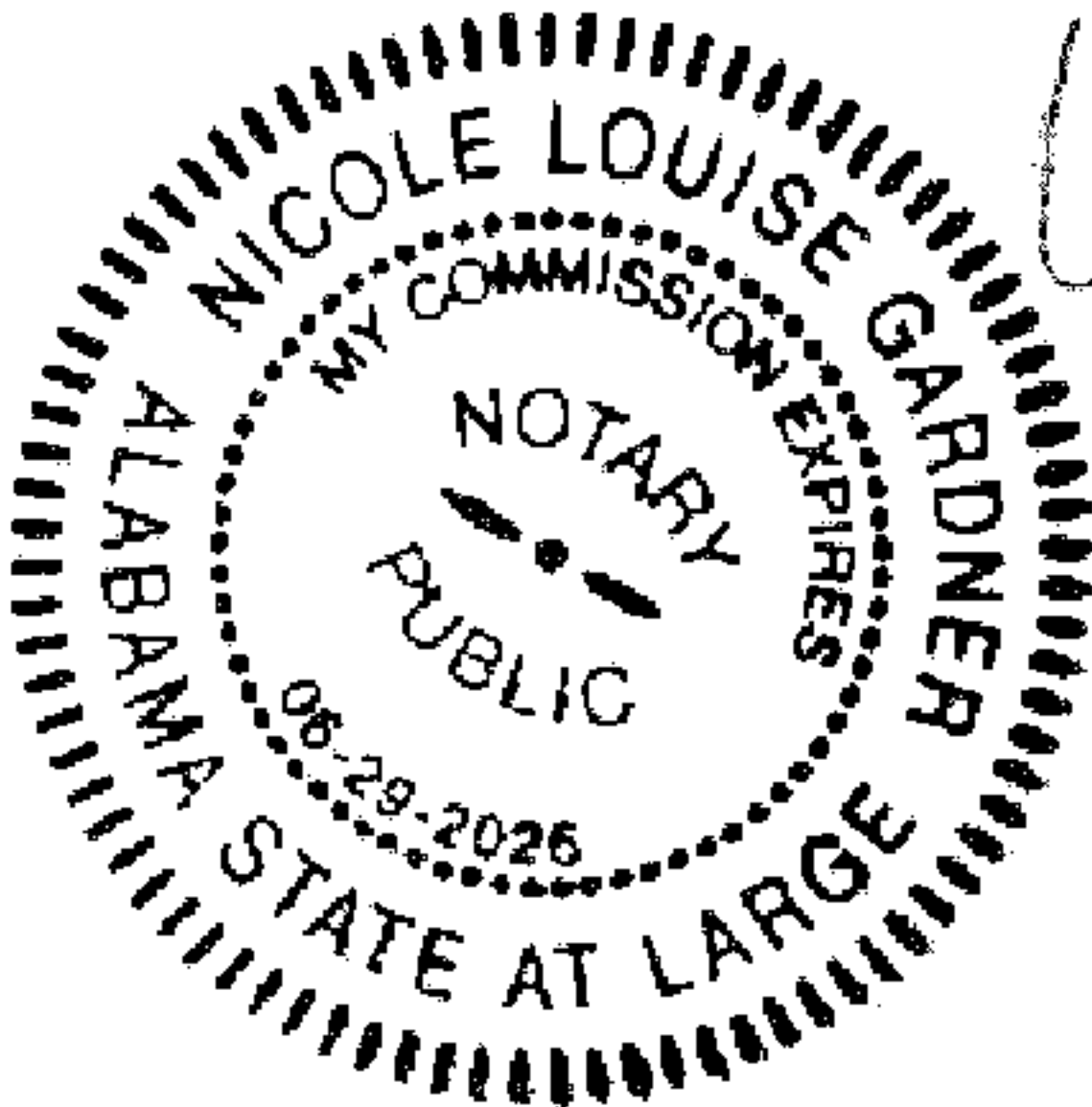

Nicole Louise Gardner
Notary Public
My Commission Expires: 08-29-2026

Exhibit "A" – Legal Description

Lots 10 and 11, of Highland Subdivision, Second Sector, as recorded in Map Book 6, Page 34, in the Probate Records of Shelby County, Alabama.
Situating in Shelby County, Alabama.

A certain lot in the Town of Columbiana, Alabama, more particularly described as follows: Beginning at the Northeast corner of Section 26, Township 21, Range 1 West, and run thence along the section line South 87 degrees West to the western line or margin of Main Street; thence South 84 degrees 30 minutes West 214.5 feet to the point of beginning thence continue 200 feet to an alley between the property herein conveyed and the B. J. Owens property; thence South 3 degrees East along the eastern margin of said alley 68 feet to the Northwest corner of the H. H. Bearden lot; thence North 87 degrees East along the North line of the H. H. Bearden lot 200 feet, thence run North 76 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/19/2023 09:47:33 AM
 \$45.00 BRITTANI
 20230719000215000

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 *Sherry Huff*
 Mailing Address *114 Hone Tree Cir*
Columbiana AL 35051

Grantee's Name *Raven Andrews*
 Mailing Address *11901 Hwy 17*
Montevallo, AL
35115

Property Address *Lots +*
Acres
Columbiana

Date of Sale *14 June 23*
 Total Purchase Price \$ *\$117,000*
 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 *14 June 23*

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1