

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Three Thousand dollars \$3,000.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Tommy Lee Bayard a married man and Annie Robison Bayard, a married woman, hereby remises, releases, quit claims, and conveys to Steven Earl Connell a married man and Tori Lee Bayard Chance a married woman all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to -wit:

A parcel of land situated in the NW1/4 of NE ¼ of section 34, Township 21, Range 1 West and more particular described as follows: Beginning at the south end of Highway #25 on the East side that joins Talton and Mrs. IDA Holcomb on the Southwest corner, go West 210 feet to corner of Talton, Horton and Bierley land, go North 250 feet to Highway #25 down Highway #25 340 feet to point of beginning.

None of the above consideration was paid from a mortgage.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand this 13th day of July 2023.

Tommy Lee Bayard Annie Robinson Bayard
Tommy Lee Bayard Annie Robinson Bayard

STATE OF ALABAMA
COUNTY OF SHELBY

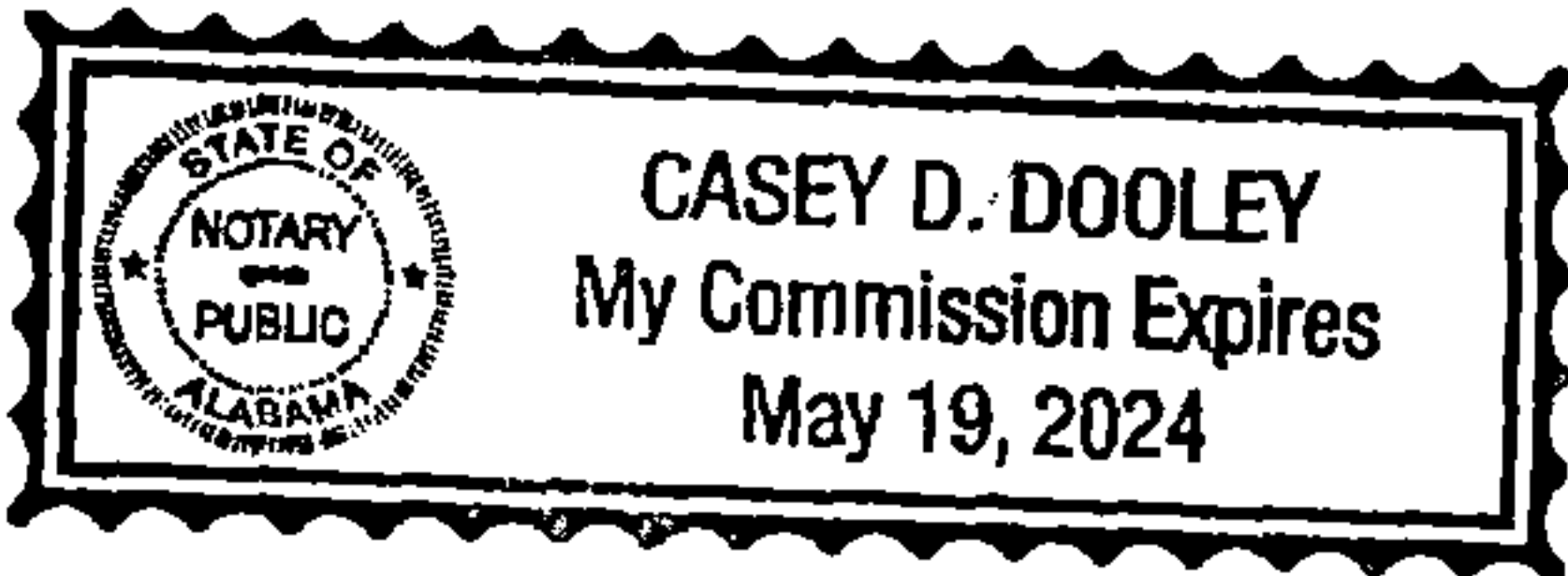
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tommy Lee Bayard and Annie Robison Bayard, whose name(s) is signed to the foregoing conveyance, and who is known to me, and acknowledge before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the beards date.

Given under my hand an official seal this 13th day of July, 2023.

Casey D. Dooley
Notary Public

Document prepared by Gladys Beasley

My Commission Expires:
May 19, 2024



Grantor's Name Annie Robison Bayard
Mailing Address 4391 Joiner Town RD
Columbiana, AL
35051

Grantee's Name Steven Earl Connell & Tori Le
Mailing Address 430 Howard Hill Bayard
Wilsonville AL 35186

Property Address N/A

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 154,520



20230810000241650 2/2 \$41.00
Shelby Cnty Judge of Probate, AL
08/10/2023 09:50:46 AM FILED/CERT

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 AMV

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 8/10/23

Print Annie Robison Bayard

Unattested

Sign

Annie Robison Bayard
(Grantor/Grantee/Owner/Agent) circle one

(verified by)