



20230810000241660 1/2 \$100.00
Shelby Cnty Judge of Probate, AL
08/10/2023 09:50:47 AM FILED/CERT

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:

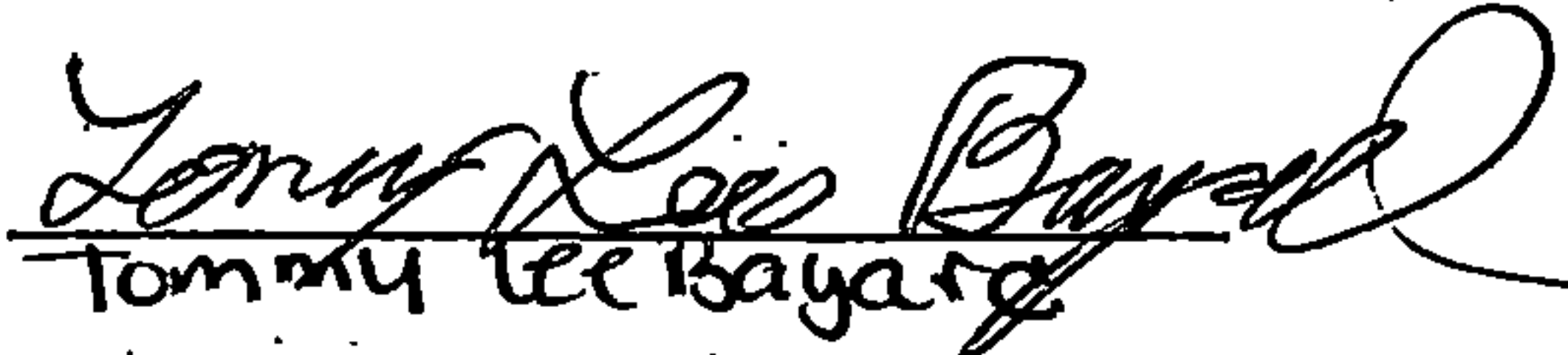
Begin at the Northwest corner of the NW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 West, Shelby County, Alabama; thence in a Southerly direction along the West boundary of said 1/4 1/4 Section to the Southwest corner thereof; thence in an Easterly direction along the South boundary of said 1/4 1/4 Section 200.00 feet; thence turn 87 deg. 39 min. to the left in a Northerly direction 1232.80 feet to intersection with the Southwest right of way boundary of the Old Columbiana-Elyton Road; thence turn 48 deg. 10 min. to the left in a Northwesterly direction along said Southwest right of way boundary 174.50 feet, more or less, to intersection with the North boundary of said 1/4 1/4 Section; thence in a Westerly direction along said North boundary 74.35 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

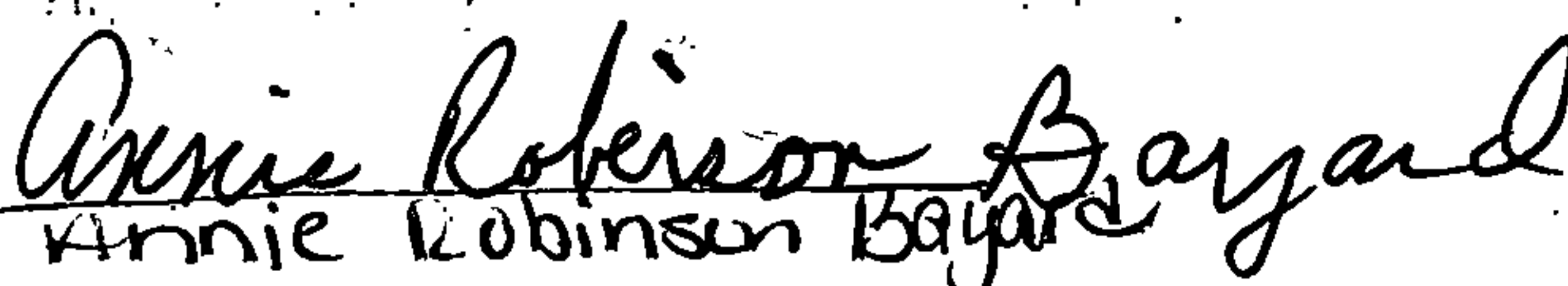
The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse (if any).

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.

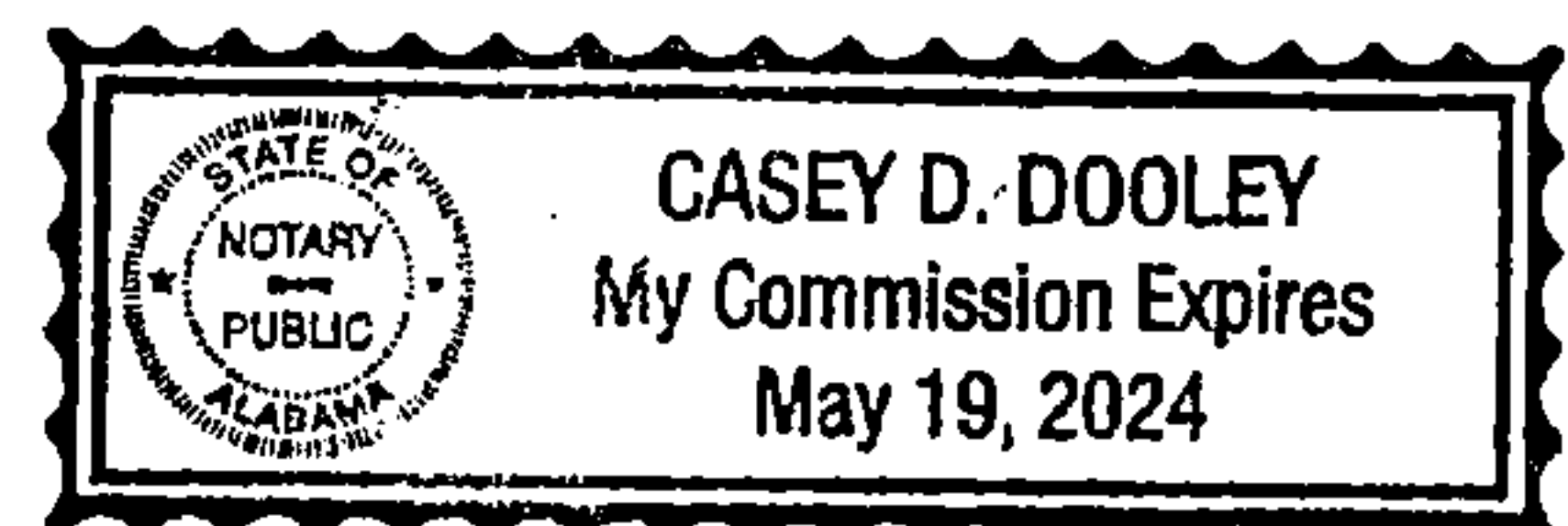

Tommy Lee Bayard

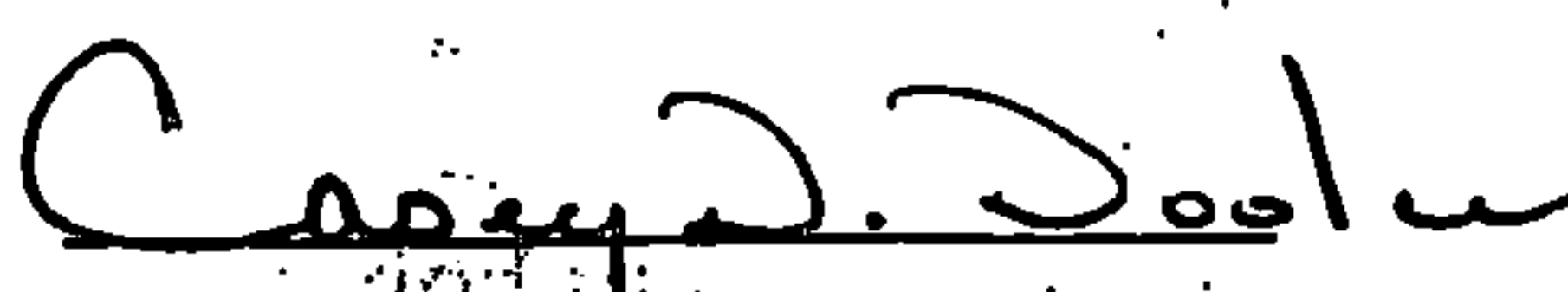

Annie Robison Bayard

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.




Notary Public

Document prepared by Gladys Beasley

My Commission Expires:
May 19, 2024

Real Estate Sales Validation Form

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

Grantor's Name Ann Bayard
Mailing Address 4391 Joinertown RD.
Columbiana, AL
35051

Grantee's Name Seven Earl Connell + Tori Lee Bayard
Mailing Address 430 Howard Hill Dr.
Wilsonville AL
35186

Property Address 4391 Joinertown RD
Columbiana, AL 35051

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ MV 74,810



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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 MV 74,810

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

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1