

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Jimmy McKeever
6539 Vintage Circle
McCalla, AL 35111

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ninety-Five Thousand and 00/100 Dollars (\$95,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **NATHANIEL STAMPS, a married person** (herein referred to as Grantor) grant, bargain, sell and convey unto **JIMMY McKEEVER** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

NATHANIEL STAMPS is one and the same person as NATHAN STAMPS.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 11th day of August, 2023.

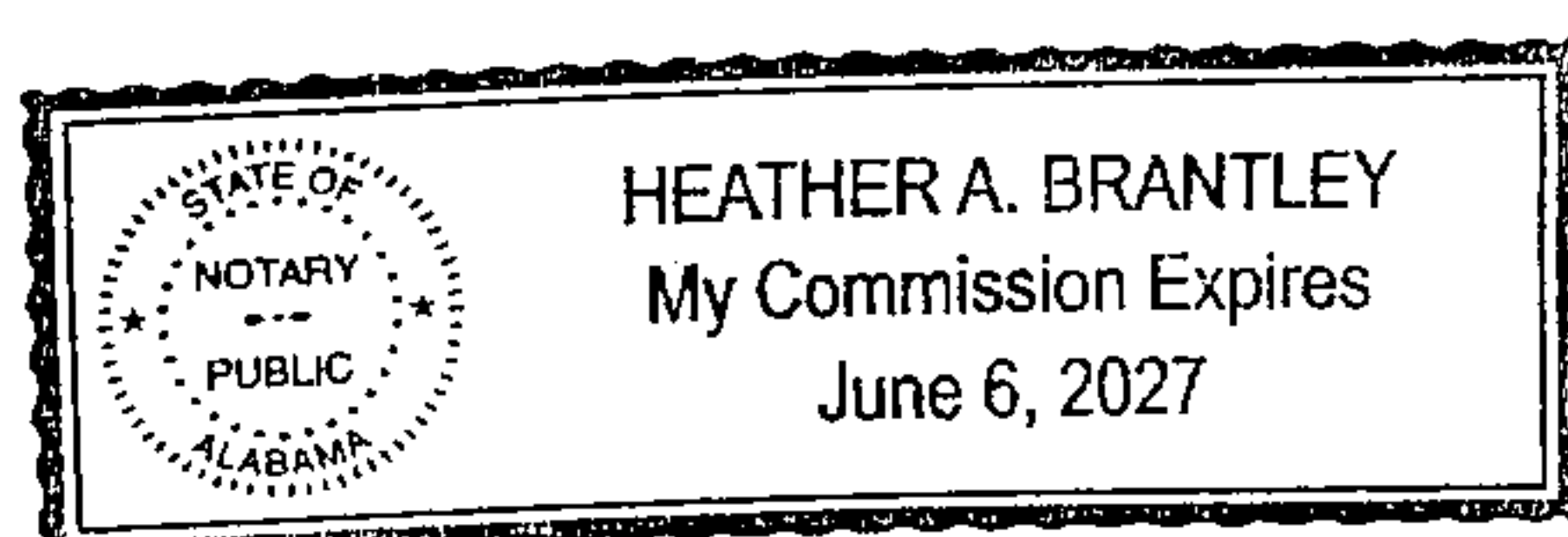

NATHANIEL STAMPS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **NATHANIEL STAMPS**, 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 this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of August, 2023.



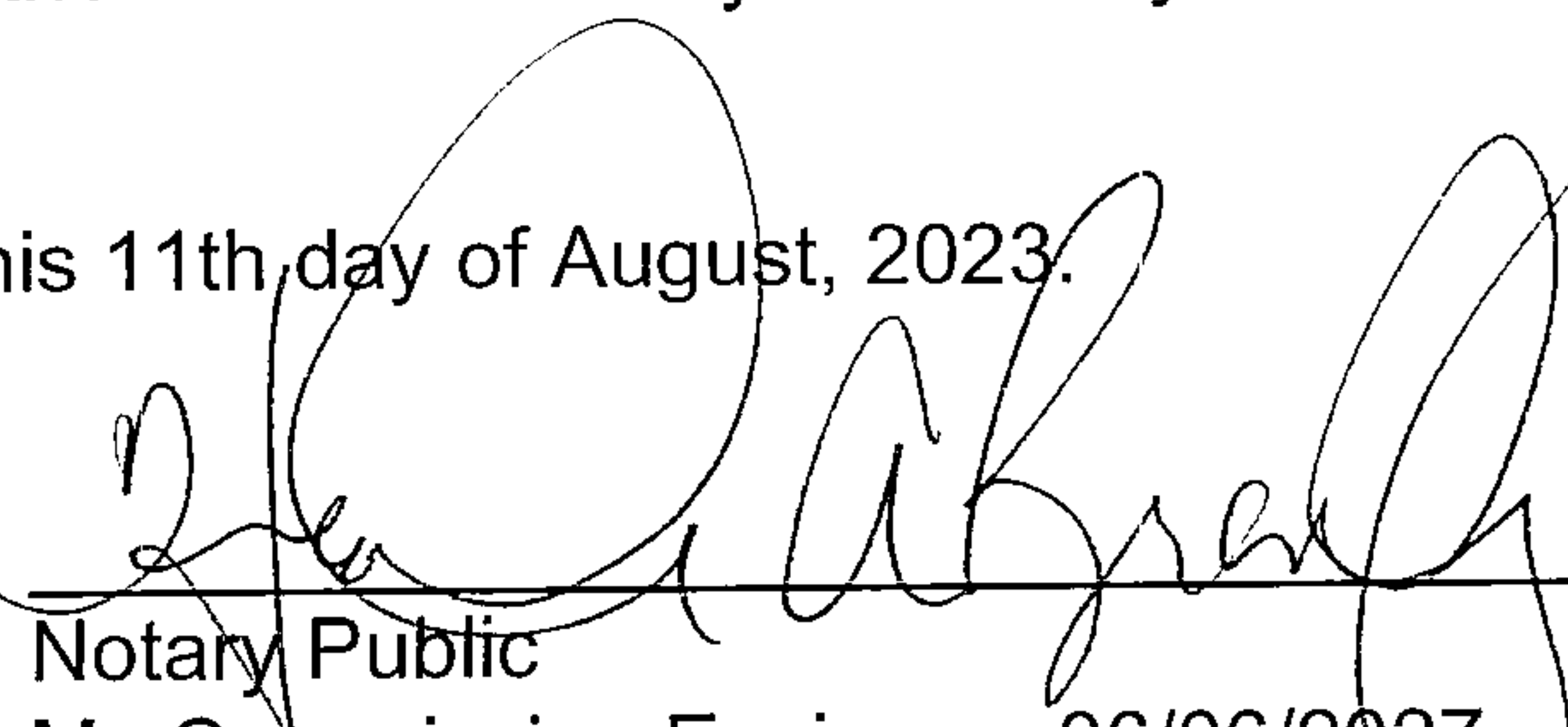

Notary Public
My Commission Expires: 06/06/2027

EXHIBIT "A"

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County Alabama; thence run N 00-00'00" W, along the East line of said 1/4 – 1/4 for 1326.80' to the point of beginning; thence continue on the last described course for 900.0' to its intersection with the easterly right of way of Spring Creek Road; thence run S 32-17' W, along said right of way for 759.92'; thence run S 57-36'10" E for 480.70' to the point of beginning.

TAX PARCEL NUMBER: 27-6-14-0-000-009.002

Real Estate Sales Validation Form

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

Grantor's Name NATHANIEL STAMPS
Mailing Address 142 Calmont Woods Drive
Montevallo, AL 35115

Grantee's Name JIMMY McKEEVER
Mailing Address 6539 Vintage Circle
McCalla, AL 35111

Property Address 2671 Spring Creek Road
Montevallo, AL 35115

Date of Sale August 11, 2023
Total Purchase Price \$ 95,000.00
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 Appraisal
 Sales Contract Other _____
 Closing Statement _____

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.

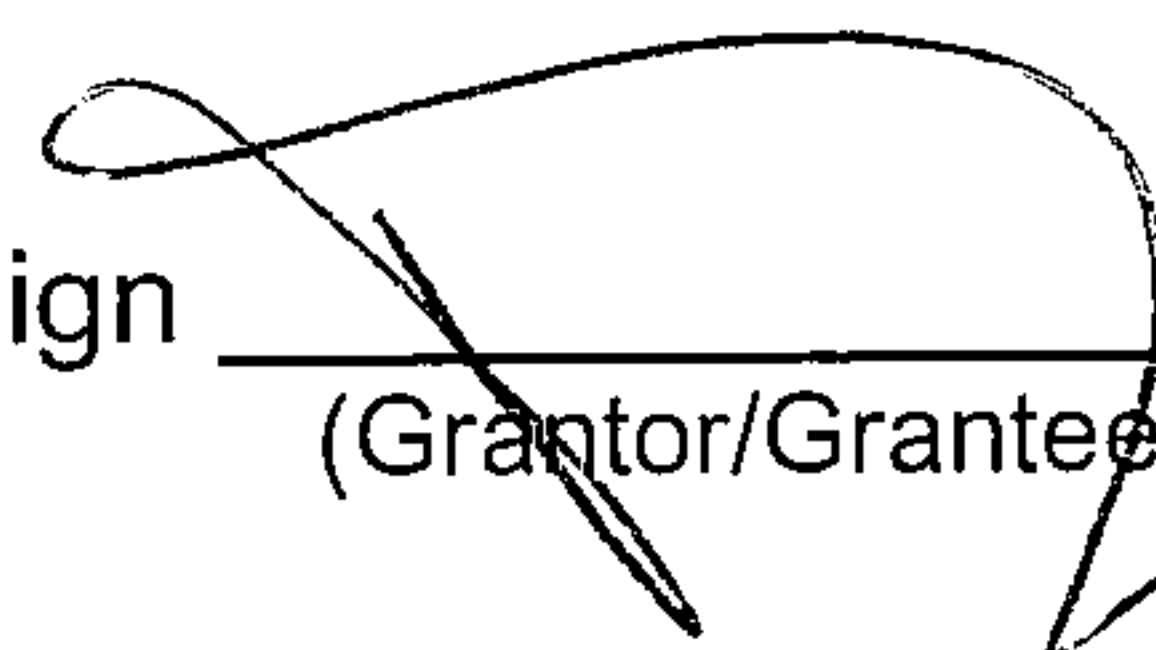
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 August 11, 2023

Print B. CHRISTOPHER BATTLES

Unattested _____
(verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/15/2023 03:50:45 PM
\$123.00 JOANN
20230815000246510

Allie S. Boyd