

This instrument prepared by:

Morrison Honea, LLC

101 North Main Street

Columbiana, Al 35051

Send Tax Notice to:

Ms. Tiffany Boothe

4022 Highway 83

Vincent, Al 35178

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY



20230901000265070 1/3 \$30.50
Shelby Cnty Judge of Probate, AL
09/01/2023 09:25:46 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration

of the sum of **TWO THOUSAND FIVE HUNDRED and NO/100 (\$2,500.00)** and other good and valuable considerations paid to the undersigned, the receipt whereof is acknowledged, I, **STEPHANIE ARMSTRONG ALLEN**, a married woman (herein referred to as GRANTOR) with full authority, do grant, bargain, sell and convey unto **TIFFANY BOOTHE**, a single woman (herein referred to as GRANTEE), to own in FEE SIMPLE the following described real estate situated in Shelby County, Alabama to-wit:

Commencing at the NE Corner of the NE ¼ of NW ¼ of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, and run thence Southerly along the East line of said quarter-quarter section a distance of 18.70 feet to a point on the South Right of Way line of Shelby County Highway No. 83; thence turn 90 Degrees 16 Minutes 31 Seconds right and run Westerly along said right of Way line a distance of 945.00 feet to the Point of Beginning of the property being described; thence continue along the last descried course a distance of 105.00 feet to a point; thence turn 90 Degrees 16 Minutes 31 Seconds Left and run Southerly a distance of 210.00 feet to a point; thence turn 89 Degrees 43 Minutes 29 Seconds Left and run Easterly a distance of 105.00 feet to a point; thence turn 90 Degrees 16 Minutes 31 Seconds Left and run Northerly a distance of 210.00 feet to the Point of Beginning.

Subject to:

- a. General tax assessments, current and subsequent
- b. Municipal fees and assessments, if any
- c. Mineral rights are NOT owned by Grantor
- d. Easements, encroachments, and rights-of-ways shown or recorded in amendments thereto

Property address: 4022 Highway 83, Vincent, Alabama 35178

Parcel Number: 07-5-15-2-000-004.004

THIS DEED PREPARED WITHOUT EXAMINATION OF THE TITLE OR SURVEY and its intent is to convey all property acquired in the source deed, Instrument #20170828000311440, whether or not correctly described above.

Shelby County, AL 09/01/2023
State of Alabama
Deed Tax: \$2.50

TO HAVE AND TO HOLD unto the said Grantee, his/her/their heirs and I, STEPHANIE ARMSTRONG ALLEN, do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all known encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITENSS WHEREOF, the Grantor has hereunto set their hand and seal on August 8, 2023.

Stephanie Armstrong Allen

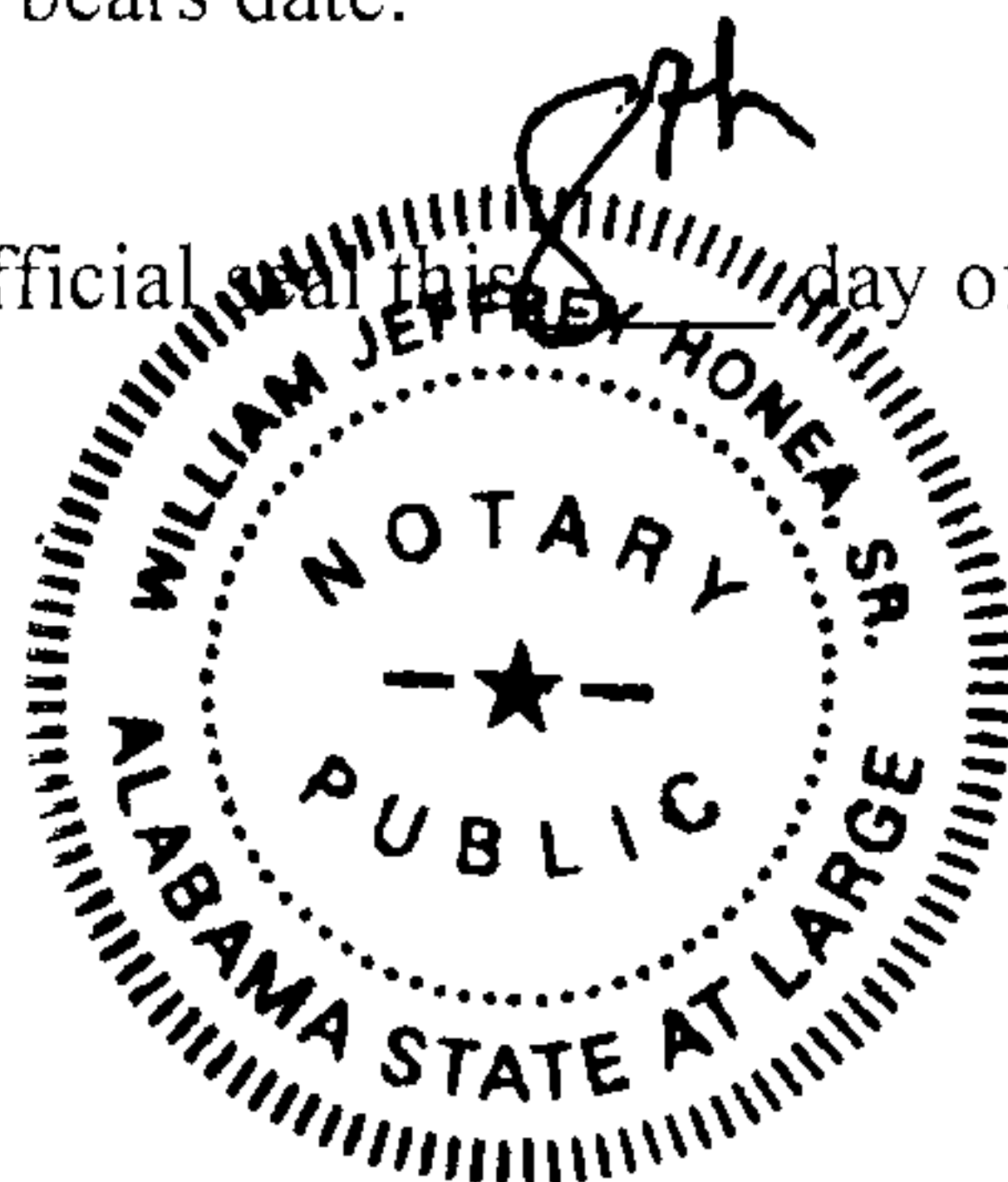
STEPHANIE ARMSTRONG ALLEN

State of **Alabama**

County of **SHELBY**

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that **STEPHANIE ARMSTRONG ALLEN**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, 2023.



W. Jeffrey Honea, Sr.
Notary Public

Commission expires: 8/8

Real Estate Sales Validation Form

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

Grantor's Name Stephanie Allen
Mailing Address 4022 Hwy 83
Vincent, AL
35178

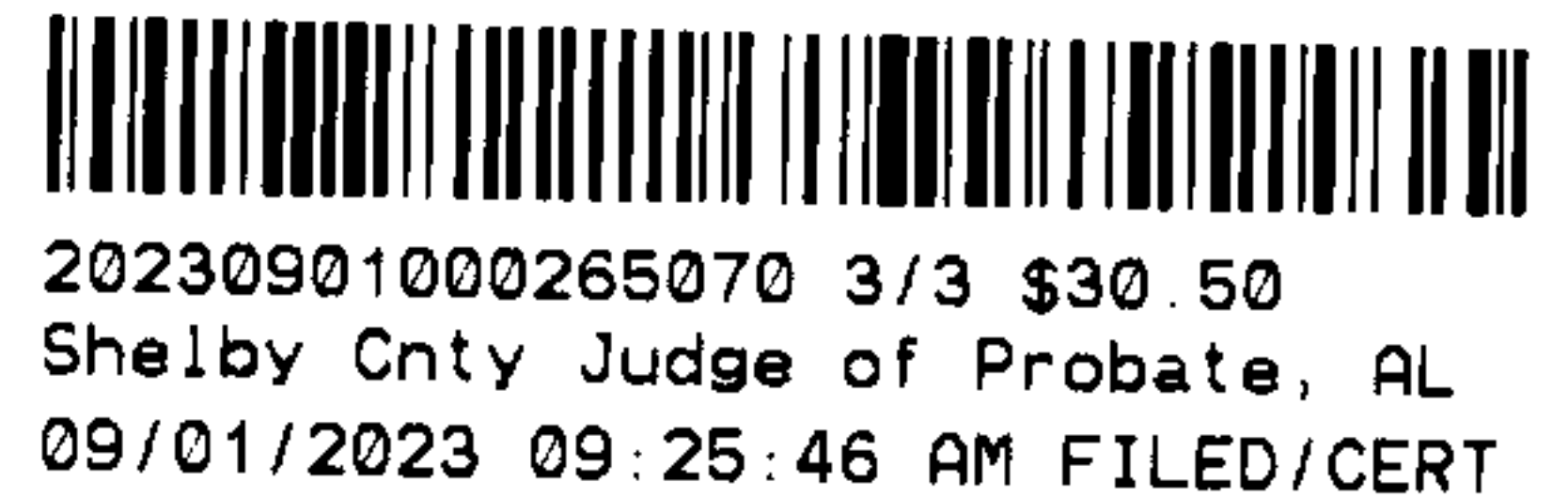
Grantee's Name Tiffany Boothe
Mailing Address 4022 Hwy 83
Vincent, AL 35178

Property Address 4022 Hwy 83
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ 25,000.00

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
☐ 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 9/1/2023

Unattested

(verified by)

Print Tiffany Boothe

Sign

Tiffany Boothe

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1