

**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:*  
Patricia Louise Sparta  
194 Hwy 311  
Shelby, AL 35143



20230911000273050 1/3 \$215.00  
Shelby Cnty Judge of Probate, AL  
09/11/2023 10:44:59 AM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **ONE HUNDRED EIGHTY SEVEN THOUSAND AND NO/00 DOLLARS (\$187,000.00)**, 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, **Dorothy Lorene Sparta (a single woman) (herein referred to as Grantor)** grant, bargain, sell and convey unto **Patricia Louise Sparta (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.

Grantor herein reserves a Life Estate here into the above-described property.

**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.

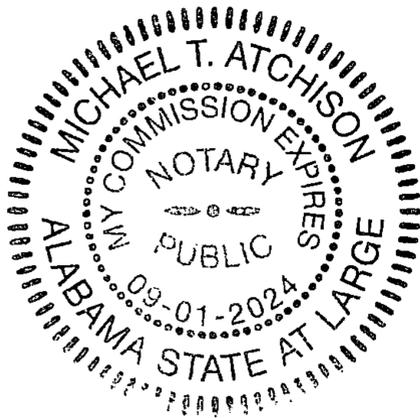
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 11<sup>th</sup> day of September, 2023.

  
\_\_\_\_\_  
**Dorothy Lorene Sparta**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Dorothy Lorene Sparta**, whose names are 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, they executed the same voluntarily on the day the same bears date.

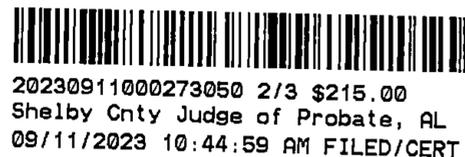
Given under my hand and official seal this 11<sup>th</sup> day of September, 2023.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/1/2024

Shelby County, AL 09/11/2023  
State of Alabama  
Deed Tax: \$187.00

**Exhibit "A" – Legal Description**



**PARCEL 2**

Commence at the SW Corner of the SW 1/4 of the NW 1/4 of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama; thence N00°30'35"E for a distance of 298.24' to the POINT OF BEGINNING; thence continue N00°30'35"E for a distance of 459.38' to the Southerly R.O.W. line of Shelby County Highway 311 to a curve to the left, having a radius of 1340.00, and subtended by a chord bearing N86°16'44"E, and a chord distance of 189.48'; thence along the arc of said curve and along said R.O.W. line for a distance of 189.63'; thence N81°57'25"E and along said R.O.W. line for a distance of 199.85' to a curve to the left, having a radius of 2040.00', and subtended by a chord bearing of N80°40'58"E, and a chord distance of 90.72'; thence along the arc of said curve and along said R.O.W. line for a distance of 90.73'; thence N79°24'31"E and along said R.O.W. line for a distance of 45.45'; thence S02°30'00"E and leaving said R.O.W. line a distance of 327.38' to the edge of Lay Lake; thence S49°37'45"W and along said edge of creek for a distance of 38.95'; thence S17°26'12"W and along said edge of creek for a distance of 178.57'; thence N90°00'00"W and leaving said edge of creek a distance of 456.35' to the POINT OF BEGINNING.

Said Parcel containing 5.70 acres, more or less.

SUBJECT TO a 20' wide Ingress/Egress Easement, lying 10.00' either side of and parallel to the following described centerline:

Commence at the SW Corner of the SW 1/4 of the NW 1/4 of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama; thence N00°30'35"E for a distance of 298.24'; thence N90°00'00"E for a distance of 273.84' to the POINT OF BEGINNING OF SAID CENTERLINE: thence N23°20'14"E a distance of 120.93'; thence N17°29'27"E a distance of 61.16'; thence N04°26'48"E a distance of 62.66'; thence N10°40'03"W a distance of 59.47'; thence N15°31'46"W a distance of 80.20'; thence N23°28'44"W a distance of 74.77'; thence N42°36'59"W a distance of 32.35'; thence N61°22'03"W a distance of 35.28' to the Southerly R.O.W. line of Shelby County Highway 311 and the POINT OF ENDING OF SAID CENTERLINE.

According to survey of December 1, 2022, Rodney Shiflett Al. Reg.#21784, Job #22609

Real Estate Sales Validation Form

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

Grantor's Name Dorothy Lorene Sparta  
Mailing Address 194 Hwy 311  
Shelby, AL 35143

Grantee's Name Patricia Louise Sparta  
Mailing Address 194 Hwy 311  
Shelby, AL 35143

Property Address 194 Hwy 311  
Shelby, AL 35143

Date of Sale 11th Sept 2023  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 187,000.00  
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 Tax Assessor's Value

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 11 Sept 2023

Print Dorothy Lorene Sparta

Unattested \_\_\_\_\_  
(verified by)

Sign Dorothy Lorene Sparta  
(Grantor/Grantee/Owner/Agent) circle one

