

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:
Sarah Lee Ziegler
1367 Hwy 311
Shelby, AL 35143

WARRANTY DEED



20230911000273070 1/3 \$135.00
Shelby Cnty Judge of Probate, AL
09/11/2023 10:45:01 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED SEVEN THOUSAND AND NO/00 DOLLARS (\$107,000.00)**, 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 **Sarah Lee Ziegler (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.

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 11th day of September, 2023.

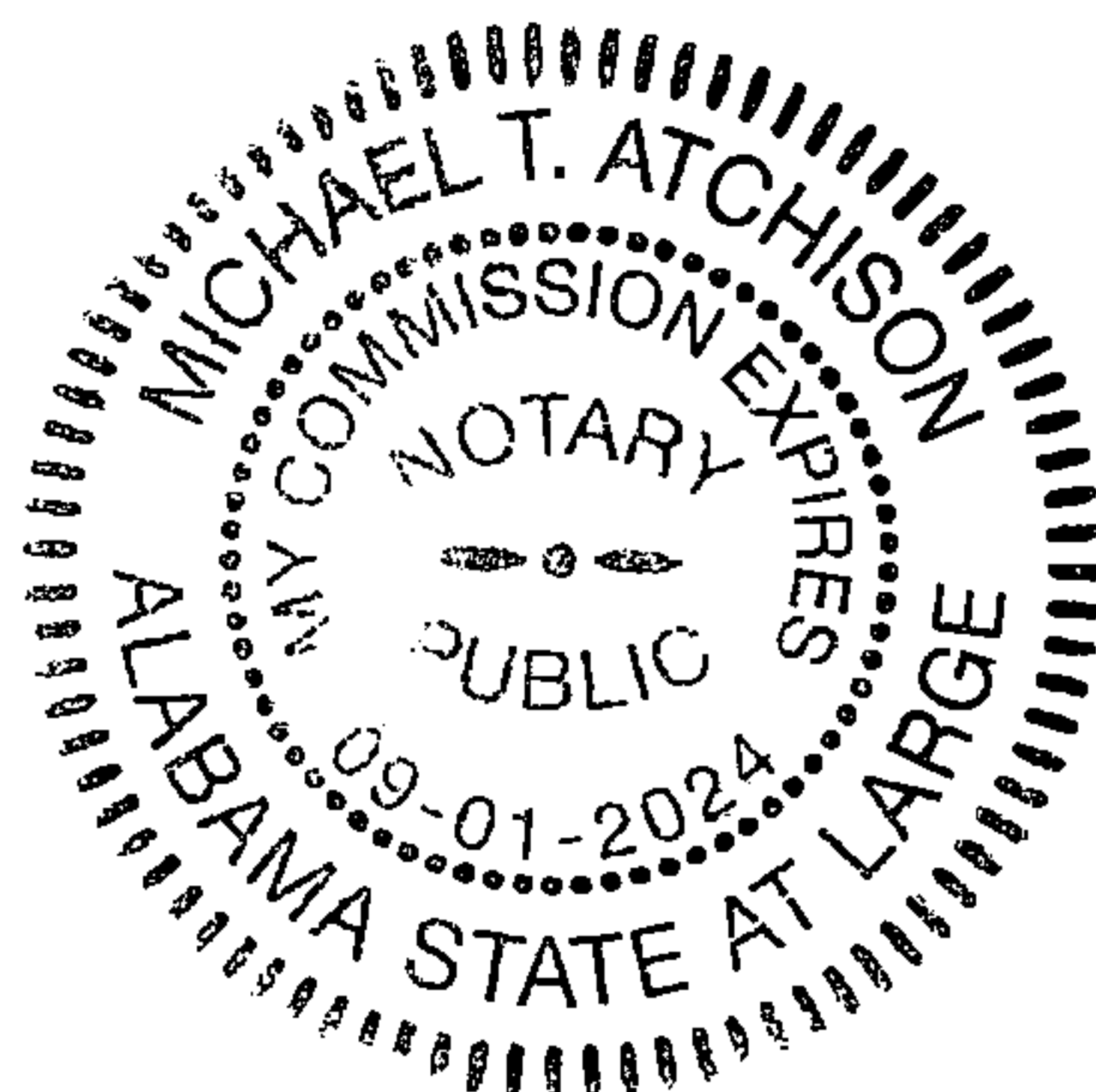


Dorothy Lorene Sparta

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 11th day of September, 2023.



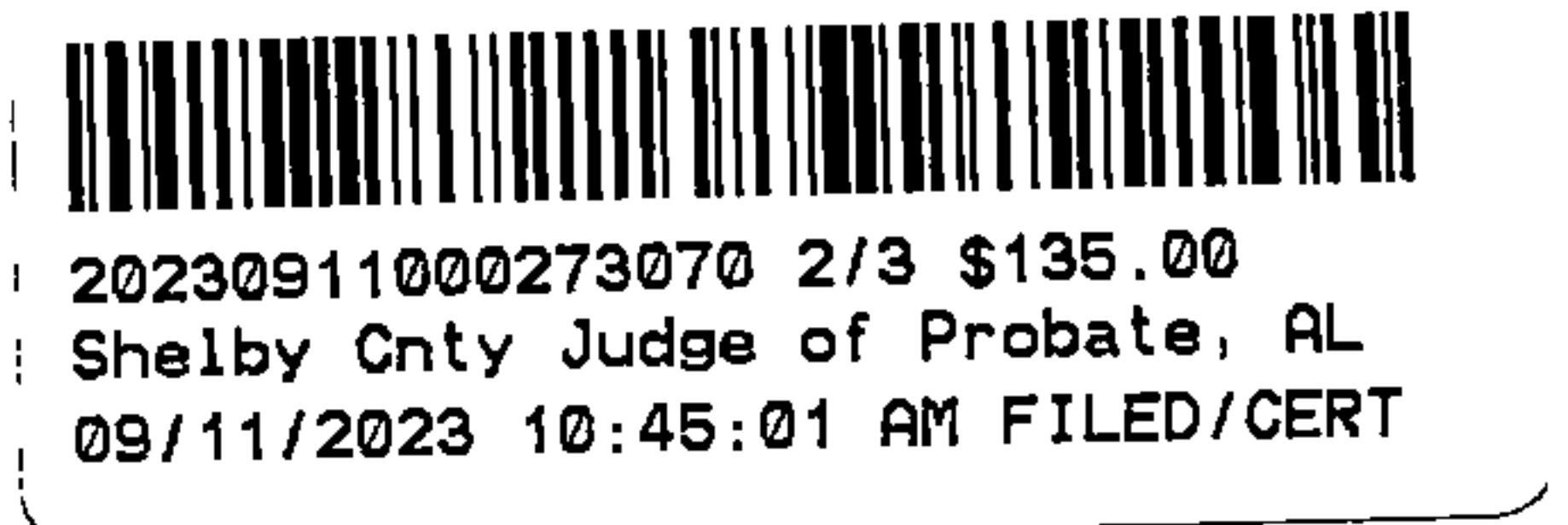


Notary Public

My Commission Expires: 9/1/2024

Shelby County, AL 09/11/2023
State of Alabama
Deed Tax: \$107.00

Exhibit "A" – Legal Description



PARCEL 4

BEGIN 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, said point being the POINT OF BEGINNING; thence N00°30'35"E for a distance of 298.24'; thence N90°00'00"E for a distance of 456.35' to the edge of Lay Lake; thence S17°26'12"W and along said edge of creek for a distance of 62.38'; thence S08°40'25"E and along said edge of creek for a distance of 53.80'; thence S08°53'11"W and along said edge of creek for a distance of 50.26'; thence S00°38'33"W and along said edge of creek for a distance of 125.75'; thence S04°23'37"W and along said edge of creek for a distance of 47.29'; thence S28°58'59"W and along said edge of creek for a distance of 20.86'; thence S48°37'42"W and along said edge of creek for a distance of 53.95'; thence S59°29'46"W and along said edge of creek for a distance of 23.82'; thence S88°54'23"W and along said edge of creek for a distance of 24.83'; thence S42°36'19"W and along said edge of creek for a distance of 62.23'; thence S49°25'39"W and along said edge of creek for a distance of 92.32'; thence S31°04'14"W and along said edge of creek for a distance of 84.66'; thence S20°32'15"W and along said edge of creek for a distance of 117.30'; thence S43°52'02"W and along said edge of creek for a distance of 75.39'; thence S40°58'37"W and along said edge of creek for a distance of 132.49'; thence N00°21'47"W and leaving said edge of creek for a distance of 546.10' to the POINT OF BEGINNING.

Said Parcel containing 5.70 acres, more or less.

ALSO INCLUDED 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 Sarah Lee Zeigler
Mailing Address 1367 Hwy 311
Shelby, AL 35143

Property Address Average
See 21-24-15 East

Date of Sale 11 Sept 2023
Total Purchase Price \$
or
Actual Value \$ 107,000
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 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

Sign Dorothy L Sparta

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

