

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Nancy L. Hammer
P.O. Box 436
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED NINETY TWO THOUSAND SIX HUNDRED DOLLARS AND ZERO CENTS (\$192,600.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Nancy L. Hammer, a single woman (herein referred to as Grantors)*, grant, bargain, sell and convey unto, *Mark Hammer, Eva M. Aman and Sheryl L. Aman (herein referred to as Grantee)*, 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 is the surviving grantee in Inst No. 1994-00895, the other grantee, Herbert D. Hammer is deceased having died in 1996.
Grantor herein reserves a Life Estate in and to the property described herein.

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 27th day of September, 2023.

Nancy L. Hammer
Nancy L. Hammer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Nancy L. Hammer*, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2023.

Michael T. Atchison

Notary Public
My Commission Expires 9-1-24

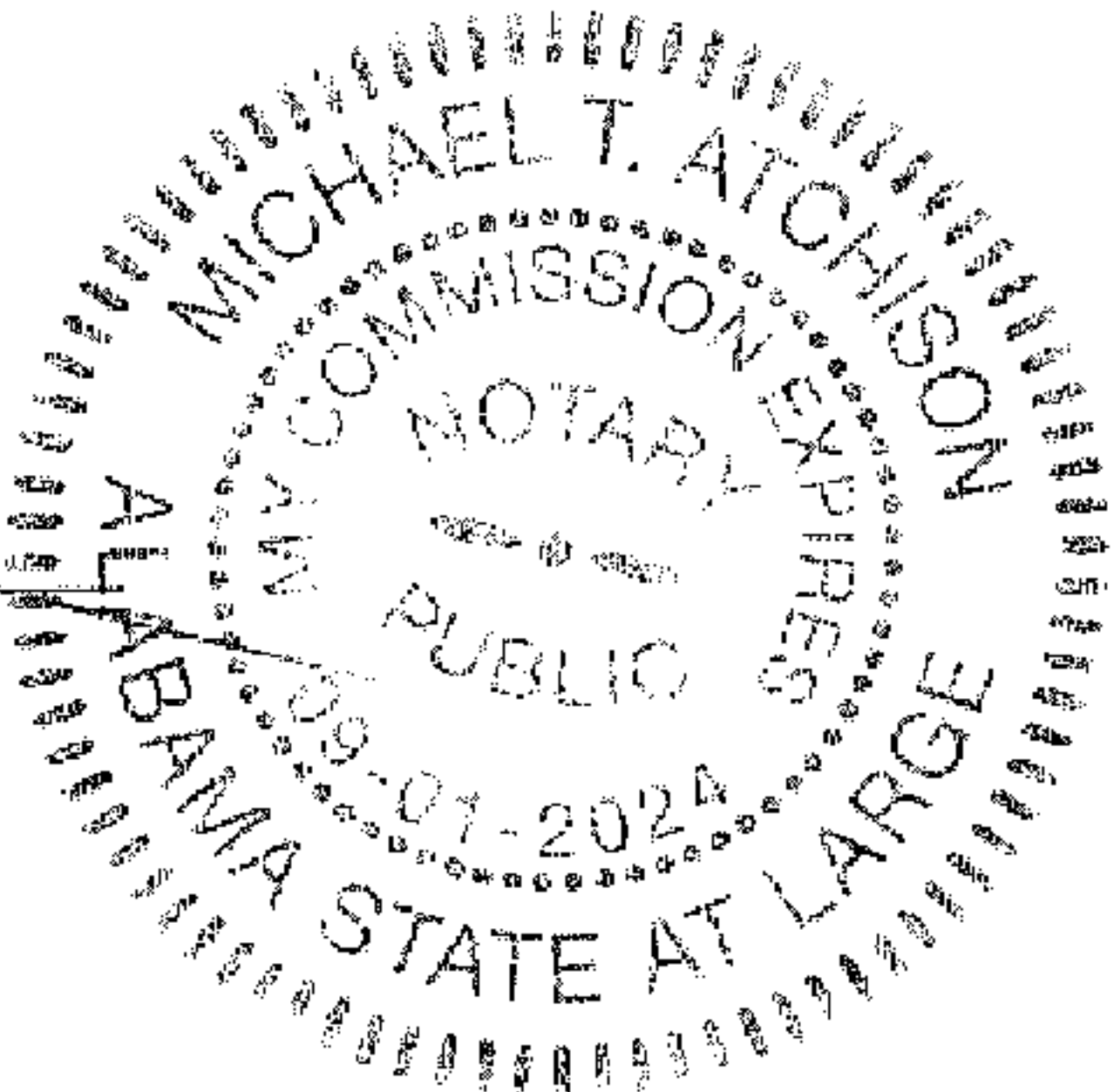


Exhibit "A" – Legal Description

Part of the NE 1/4 of NW 1/4 of Section 24, Township 22, Range 1 East, described as follows: Commence at the NW corner of said NE 1/4 of NW 1/4 and run thence in a Southerly direction along the Western boundary thereof a distance of 1320 feet; more or less, to a point on the Northern right of way of L & N Railroad; thence turn to the left and run Northeasterly along said rail road right of way a distance of 675 feet to a point which point is the Southeastern most corner of property now owned by said Hazel P. Brown Baucum; thence turn to the left and run in a Northeasterly direction a distance of 115.8 feet along the present property line of property owned by Hazel P. Brown Baucum to a point; thence continue in the same direction a distance of 150 feet, more or less, to a point on the highwater level of Lay Lake, which point is point of beginning of property herein described; thence continue in the same direction to a point where the high water level of Lay Lake is again intersected; thence turn to the left and run along the highwater mark or level of Lay Lake following the meanderings thereof to the point of beginning. This description furnished by George F. Baucum, husband of Hazel P. Baucum. Situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/28/2023 08:48:52 AM
 \$222.00 PAYGE
 20230928000290050

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Nancy L. Hamme
 Mailing Address P.O. Box 476
Shelby AL 35140

Grantee's Name Sherry L. Hamme
 Mailing Address 102 Pitts Dr
Columbiana AL 35825

Property Address Acacia
Sec 24-22-19

Date of Sale 27 Sept 2023
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 192,600

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 to create Life Estate

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 27 Sept 2023

Print Nancy L. Hamme

Unattested

(verified by)

Sign

Nancy L. Hamme

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1