


This instrument prepared by:

Ellis Head Owens Justice Arnold & Graham
Attorneys at Law
Columbiana, Alabama 35051


20231002000293060 1/3 \$47.00
Shelby Cnty Judge of Probate, AL
10/02/2023 09:20:44 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of the estate of Angela Dawn Connell (a/k/a Angie Johnson), deceased, in Case No. PR-2023-000213 in the Probate Court of Shelby County, Alabama, the undersigned Chelsy Smith, married, individually and as personal representative of said estate and Colton Johnson, individually, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Chelsy Smith and Colton Johnson, in their individual capacities (herein referred to as GRANTEE, whether one or more), all right, title, interest, and claim to the following described real property situated in Shelby County, Alabama, to-wit:


Lot No. 3 of Earmond's Place, as per Map or Plat of said Subdivision filed for record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 28, at Page 140, said property lying and being situated in Section 11, Township 24 North, Range 15 East, Shelby County, Alabama.


The above described property is not the homestead of the GRANTOR or his/her spouse.

TO HAVE AND TO HOLD to the said Grantees, Chelsy Smith and Colton Johnson, their heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S HAND AND SEAL THIS 20 DAY OF September, 2023.



Chelsy Smith, personal representative


Chelsy Smith, individually


Colton Johnson, individually

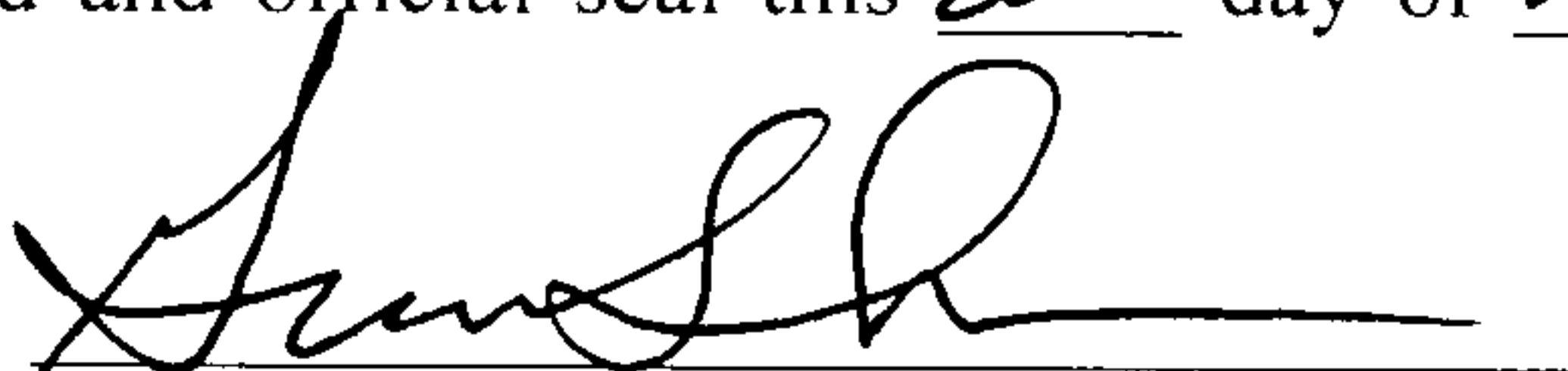
Shelby County, AL 10/02/2023
State of Alabama
Deed Tax: \$16.00

STATE OF ALABAMA)
SHELBY COUNTY)


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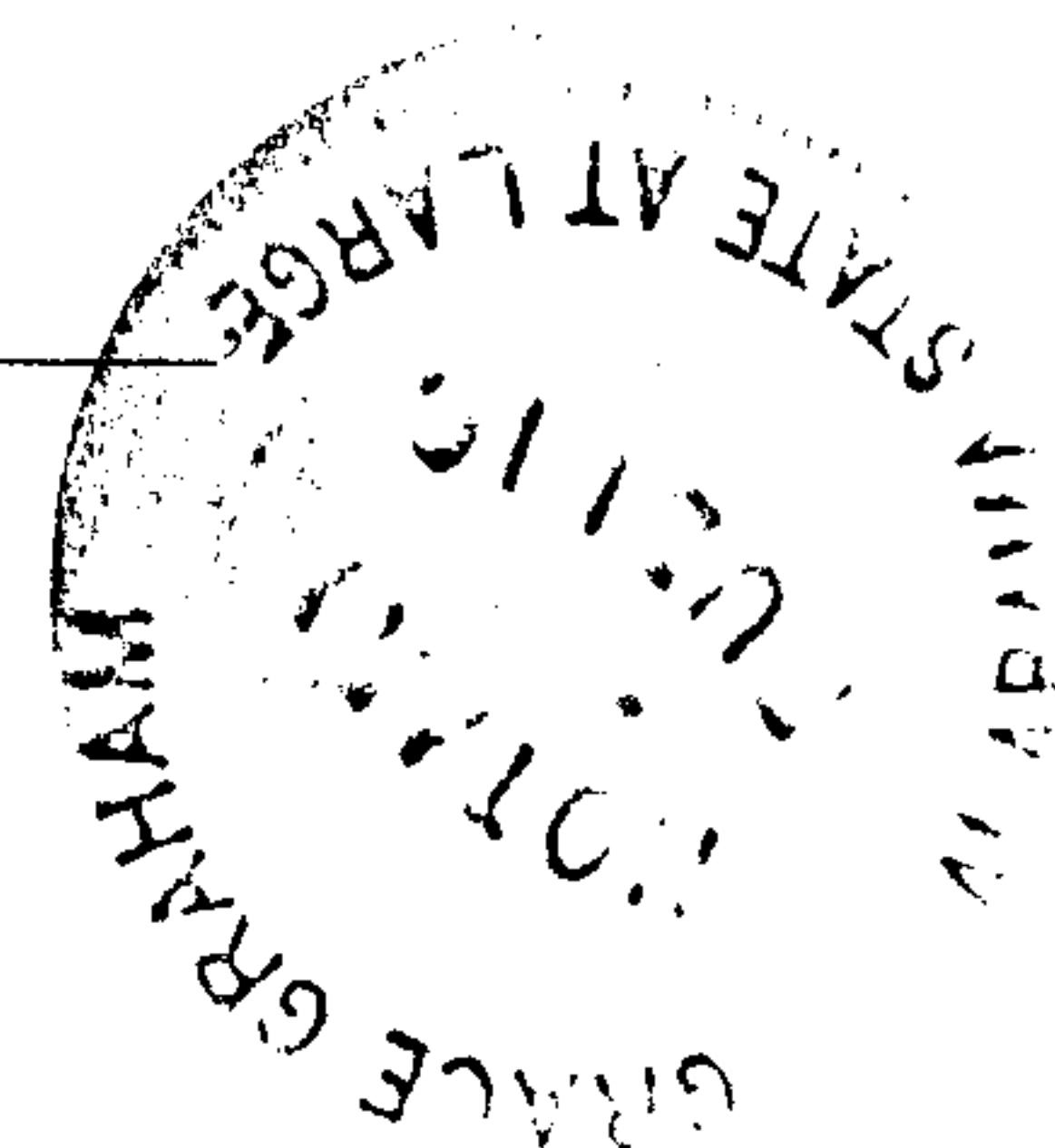
I, the undersigned, a notary public in and for said County, in said State, hereby certify that Chelsy Smith, whose name as Personal Representative of the Estate of Angela Dawn Connell, deceased, and individually, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of September
2023.



Notary Public

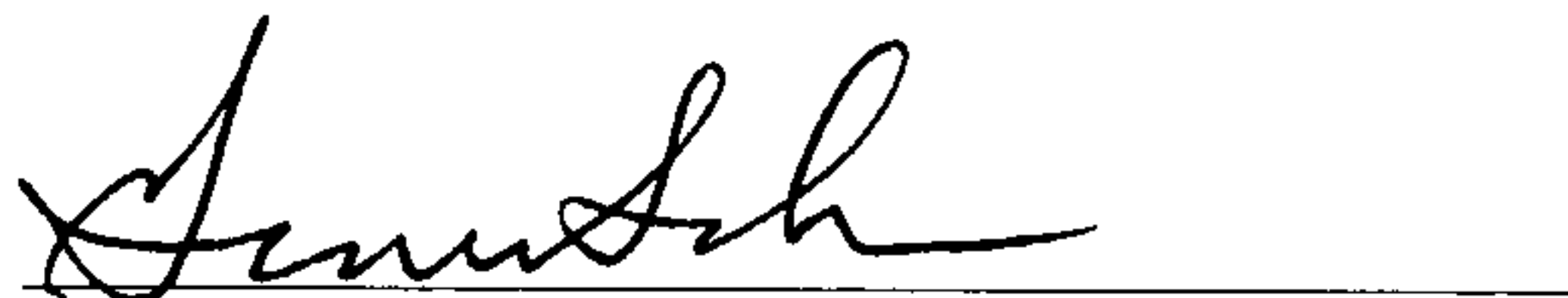
My commission Expires: 7/12/2027



STATE OF ALABAMA)
SHELBY COUNTY)

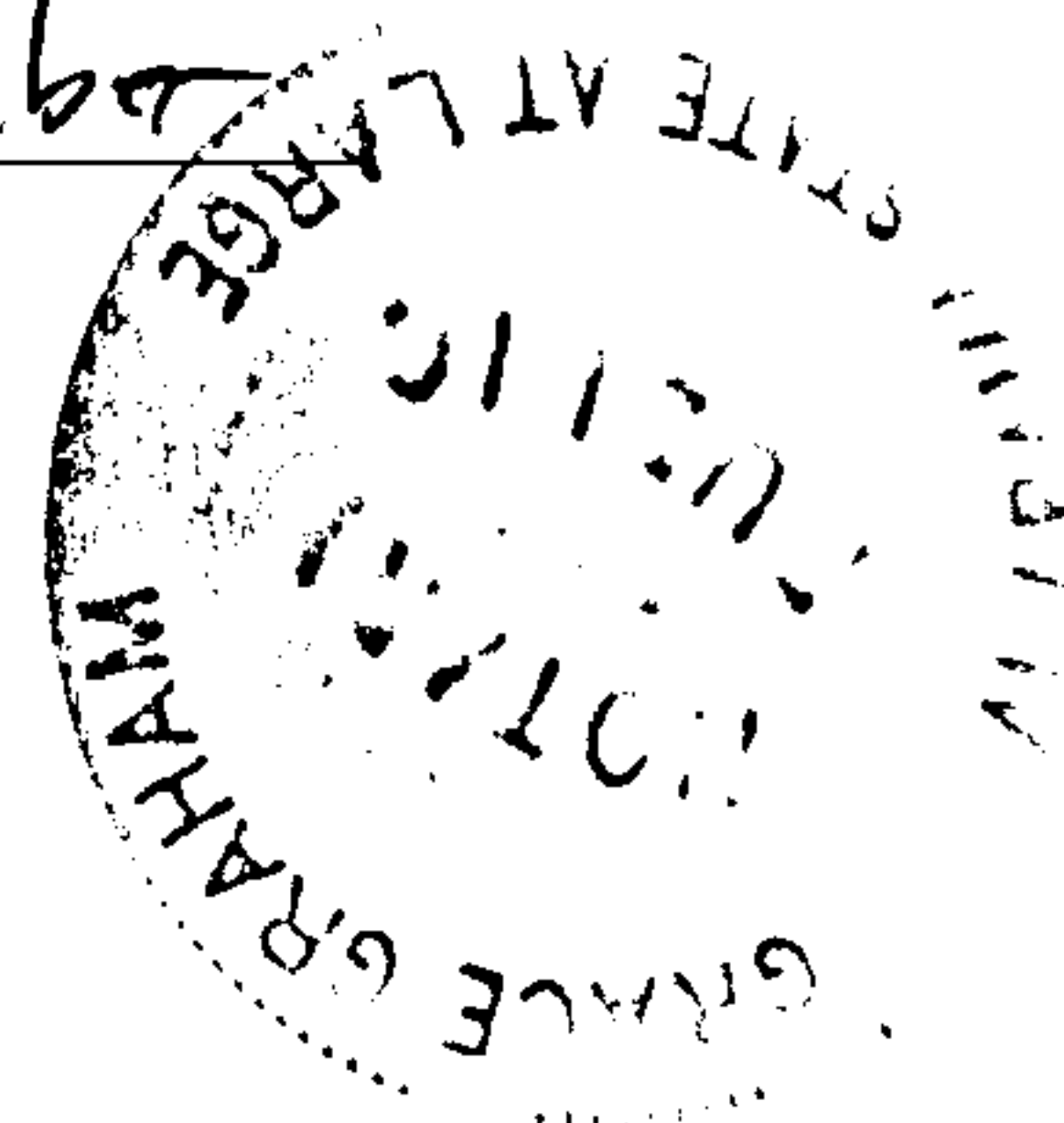
I, the undersigned, a notary public in and for said County, in said State, hereby certify that Colton Johnson, individually, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of September
2023.



Notary Public

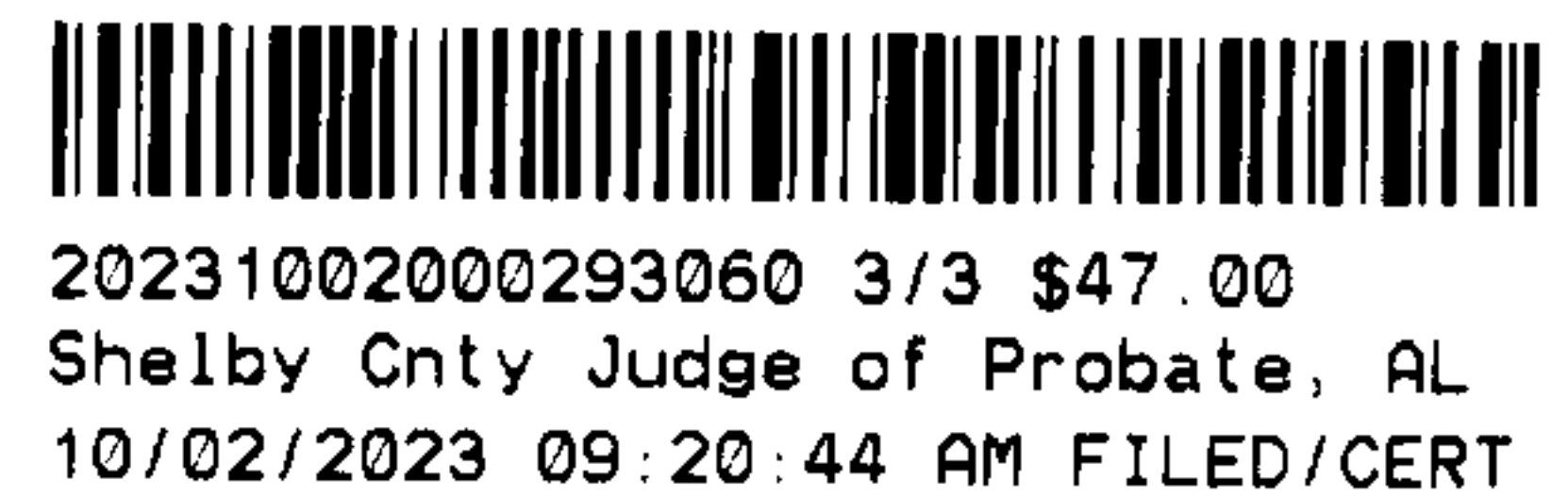
My commission Expires: 7/12/2027



Real Estate Sales Validation Form

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

Grantor's Name Chelsy Smith as Pers. Grantee's Name Chelsy Smith +
Mailing Address Rep. of Angela Dawn Mailing Address Colton Johnson
Connell Estate 695 Hwy. 55
695 Hwy 55, Wilsonville, AL 35186 Wilsonville, AL 35186
Property Address Lot 3 Date of Sale 9-20-23
01 Spring Creek Total Purchase Price \$ 15,986.00
Earmont's Place 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 Property Tax Assessment
☐ 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 10/2/23

Print Grace Graham

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1