

Send Tax Notice To:
Susan C. Genry

20231013000304100 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
10/13/2023 03:04:27 PM FILED/CERT

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **TWO THOUSAND and NO/00 Dollars (\$2,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Chelsea Nicole Young Gandy, a single woman
grant, bargain, sell and convey unto,

Susan C. Genry
the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situated in SHELBY County, Alabama.

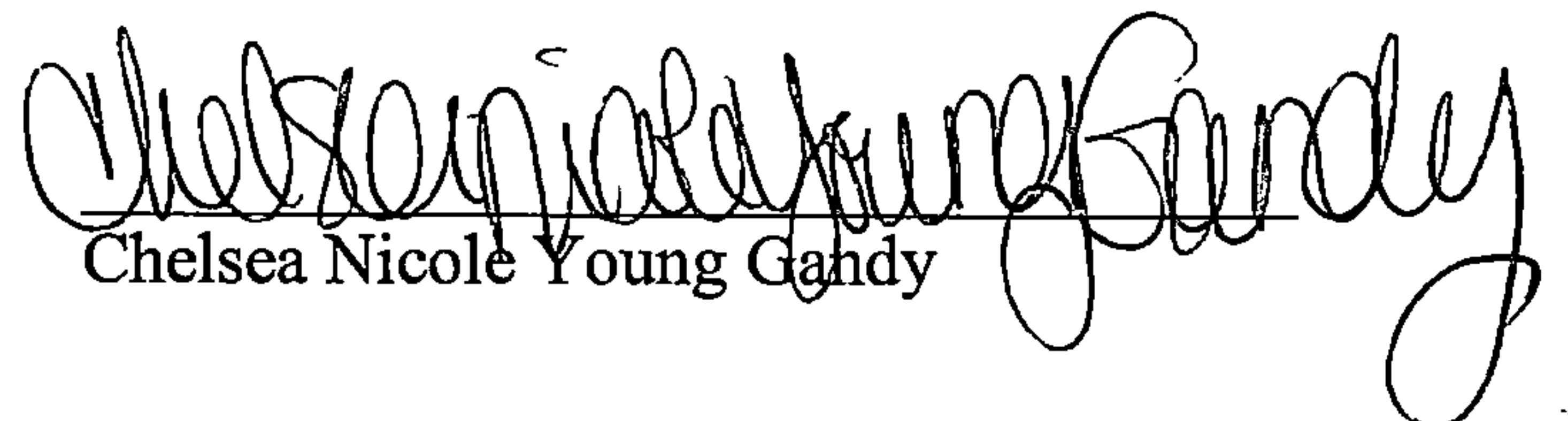
This property constitutes no part of the homestead of the grantor, or of her spouse.

Subject to taxes for 2023 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

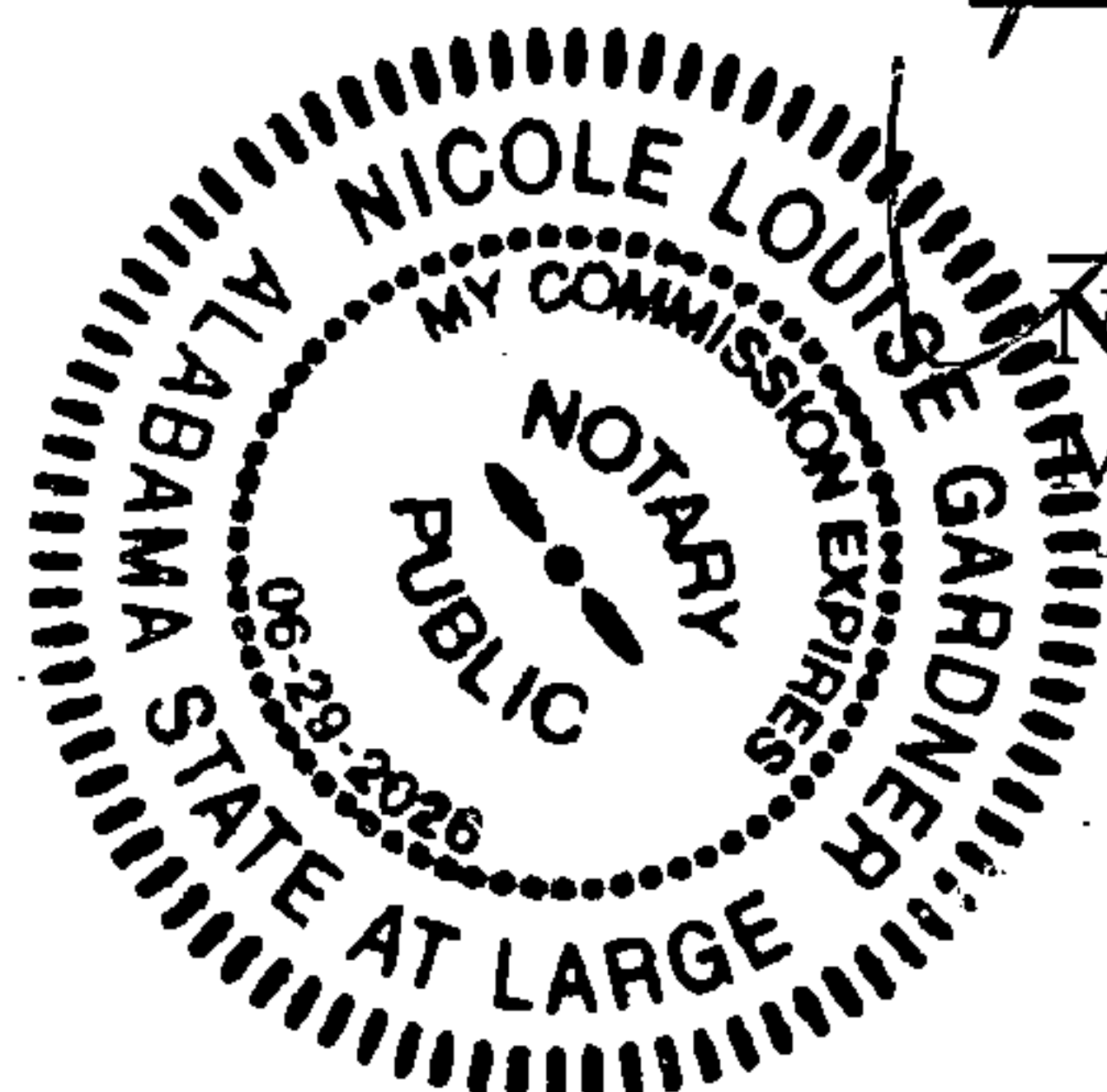
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of October, 2023.

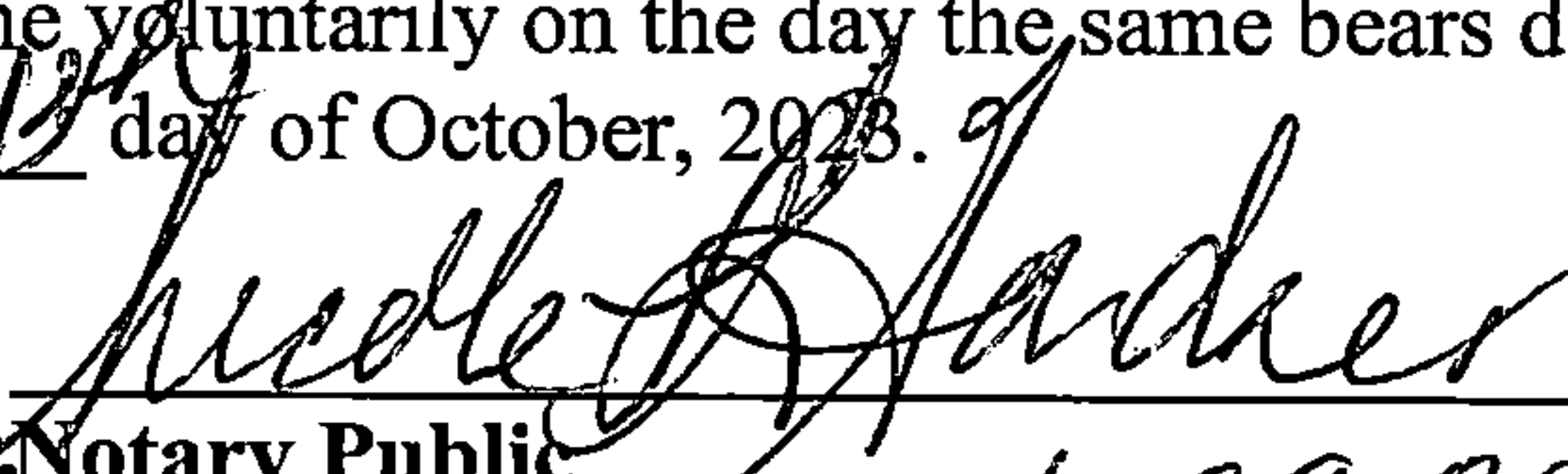

Chelsea Nicole Young Gandy

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, Nicole L Gardner, a Notary Public in and for said County, in said State, hereby certify that Chelsea Nicole Young Gandy, 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 13th day of October, 2023.




Notary Public

My Commission Expires: 08-29-2026

Shelby County, AL 10/13/2023
State of Alabama
Deed Tax: \$2.00



20231013000304100 2/3 \$30.00
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EXHIBIT A – LEGAL DESCRIPTION

PARCEL 2

Commencing at the Southwest Corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West; thence N 00 deg. 49 min. 17 sec. E along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 663.40 feet to a point; thence S 88 deg. 58 min. 16 sec. E a distance of 741.60 feet to the Point of Beginning; continuing thence S 35 deg. 23 min. 55 sec. E a distance of 172.40 feet to a point; thence S 34 deg. 40 min. 24 sec. W a distance of 182.41 feet to a point; thence S 88 deg. 58 min. 31 sec. E a distance of 160 feet; thence N 00 deg. 46 min. 14 sec. E a distance of 290.4 feet; thence N 88 deg. 58 min. 16 sec. W a distance of 160 feet to the Point of Beginning.

Real Estate Sales Validation Form

20231013000304100 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Susan C Gerry
Mailing Address 67 Dickerson Ln
Delham AL 35044

Grantee's Name Chelsea Grandy
Mailing Address 3189 Hwy 39
Chelsea AL 35043

Property Address _____
Dickerson Ln

Date of Sale 10-13-23
Total Purchase Price \$ 2000.00
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 _____

Print _____

Sign _____

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1