

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TAXES.
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:
Larry Pickett
115 Nelson Walker Rd
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO THOUSAND DOLLARS AND ZERO CENTS (\$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, *Dwight Carpenter, a single man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Larry Pickett* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

One half acre of land situated in the SE corner of the NE 1/4 of the NE 1/4 of Section 2, Township 22, Range 1 West, more particularly described as follows: Commence at the Southeast corner of the above said quarter-quarter for a point of beginning; thence run West along the South line thereof for a distance of 101.0 feet to the easterly right of way line of a County Paved road; thence run North along said road for a distance of 210.0 feet; thence run East and parallel to the South line for distance of 101.0 feet to an old fence line; thence run South along said old fence line for a distance of 210.0 feet to the point of beginning.
Situating in Shelby County, Alabama.

- 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.

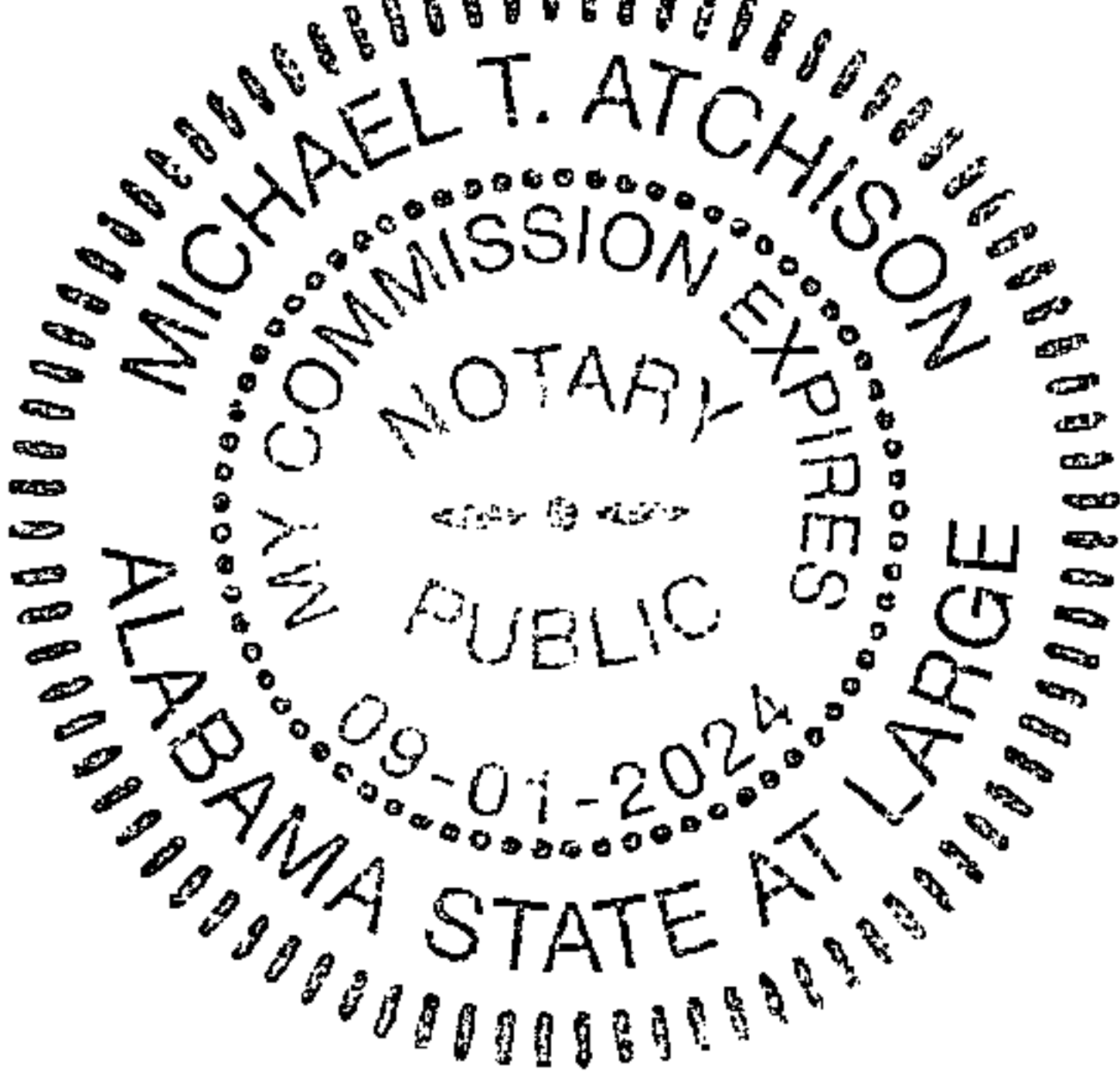
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of October 2023.

Dwight Carpenter
Dwight Carpenter

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Dwight Carpenter* 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of October 2023.



Michael T. Atchison
Notary Public
My Commission Expires 9-1-24

Real Estate Sales Validation Form

20231025000314950 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
10/25/2023 01:08:07 PM FILED/CERT

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

Grantor's Name Dwight Carpenter
Mailing Address 1655 Egg & Butte Rd
Columbiana, AL 35051

Grantee's Name Larry Pickett
Mailing Address 115 Nelson Walker Rd
Columbiana, AL 35057

Property Address Acirane
See 2-22-1W

Date of Sale 10-25-23
Total Purchase Price \$ 2,000⁰⁰
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 10-25-23

Print Dwight Carpenter

Unattested

(verified by)

Sign Dwight Carpenter

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1