

This Instrument was Prepared by:

Send Tax Notice To: Richard Maddox

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

400 Hwy 9
Wilsonville, AL 35156

File No.: MV-23-29451

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, the amount of **which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Amy Marie Kent**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Richard Maddox**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse, if any.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of Oct, 2023.

Amy Marie Kent
Amy Marie Kent

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Amy Marie Kent, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-2024

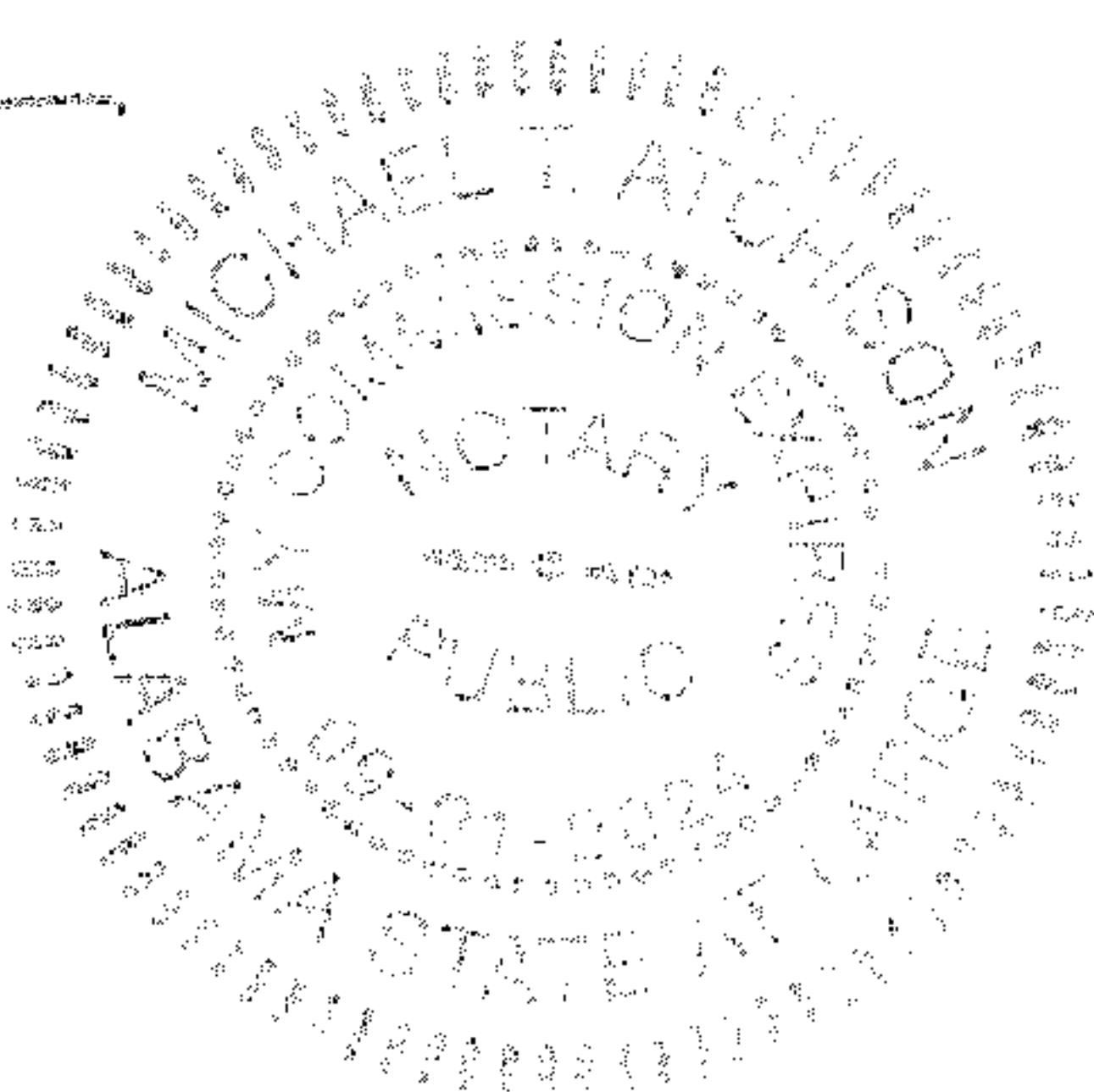


EXHIBIT "A"
LEGAL DESCRIPTION

From a 1/2" rebar at the N.E. Corner of the NE 1/4-NW1/4 of Section 33, T19S-R2E run thence West along the North boundary of said NE 1/4-NW 1/4 a distance of 556.13 feet to a 1/2" rebar thence turn 96 degrees 22'33" left and run 53.03 feet to a metal T-post on the South boundary of Shelby County Highway #434 (80' R.O.W.) and in the center of Tan Yard Branch, being the point of beginning of herein described parcel of land; thence continue along said course and the centerline of said Branch a distance of 299.30 feet to a metal T-post; thence turn 83 degrees 45' 49" left and run 333.76 feet to a 1/2" pipe on the Westerly side of Jackson Street; thence turn 80 degrees 03'47" left and run 83.56 feet along said street side to a 1/2" rebar; thence turn 09 degrees 15' 45" right and run 101.23 along said street side to a 1/2" rebar; thence turn 09 degrees 06'52" right and run 129.24 feet along said street side to a 1/2" rebar on the South boundary of aforementioned Shelby County Highway #434; thence turn 114 degrees 52" 18" left and run 102.90 feet along said highway boundary to a 1/2" rebar; thence turn 03 degrees 29'37" left and run 372.57 feet along said Highway boundary to the point of beginning of herein described parcel of land. Situated in the N 1/2 of the NE 1/4-NW 1/4 of Section 33, T19S, R2E, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Amy Marie Kent</u>	Grantee's Name	<u>Richard Maddox</u>
Mailing Address	<u>270 Camelina St</u> <u>Harpersville, AL 35078</u>	Mailing Address	<u>400 Hwy 9</u> <u>W. Smith, AL 35186</u>
Property Address	<u>109 Jackson St.</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>October 13, 2023</u>
		Total Purchase Price	<u>\$60,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>xx</u>	Sales Contract	<u> </u>	Other
<u> </u>	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 of 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 October 09, 2023

Print Amy Marie Kent

 Unattested

Sign Amy Marie Kent
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/26/2023 09:43:53 AM
\$88.00 JOANN
20231026000315590



Form RT-1

Allen S. Bayl