

THIS INSTRUMENT PREPARED BY
WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE • ARNOLD • GRAHAM
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Donna Bailey
P. O. Box 1195
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Ten Dollars (\$10.00) and Love and Affection** to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, **Janice B. Rachels** (herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto **Donna Bailey** (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, to-wit:

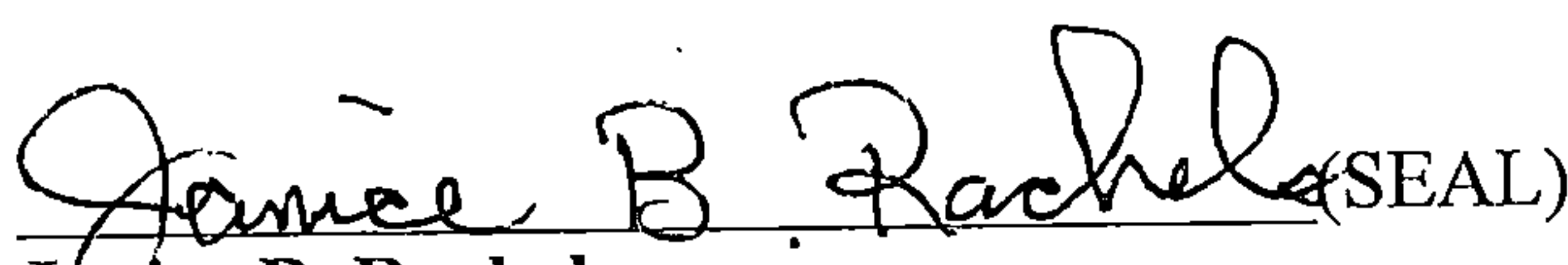
Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out here, said Exhibit "A" is signed by Grantor for the purpose of identification.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals this 1 day of Nov., 2023.

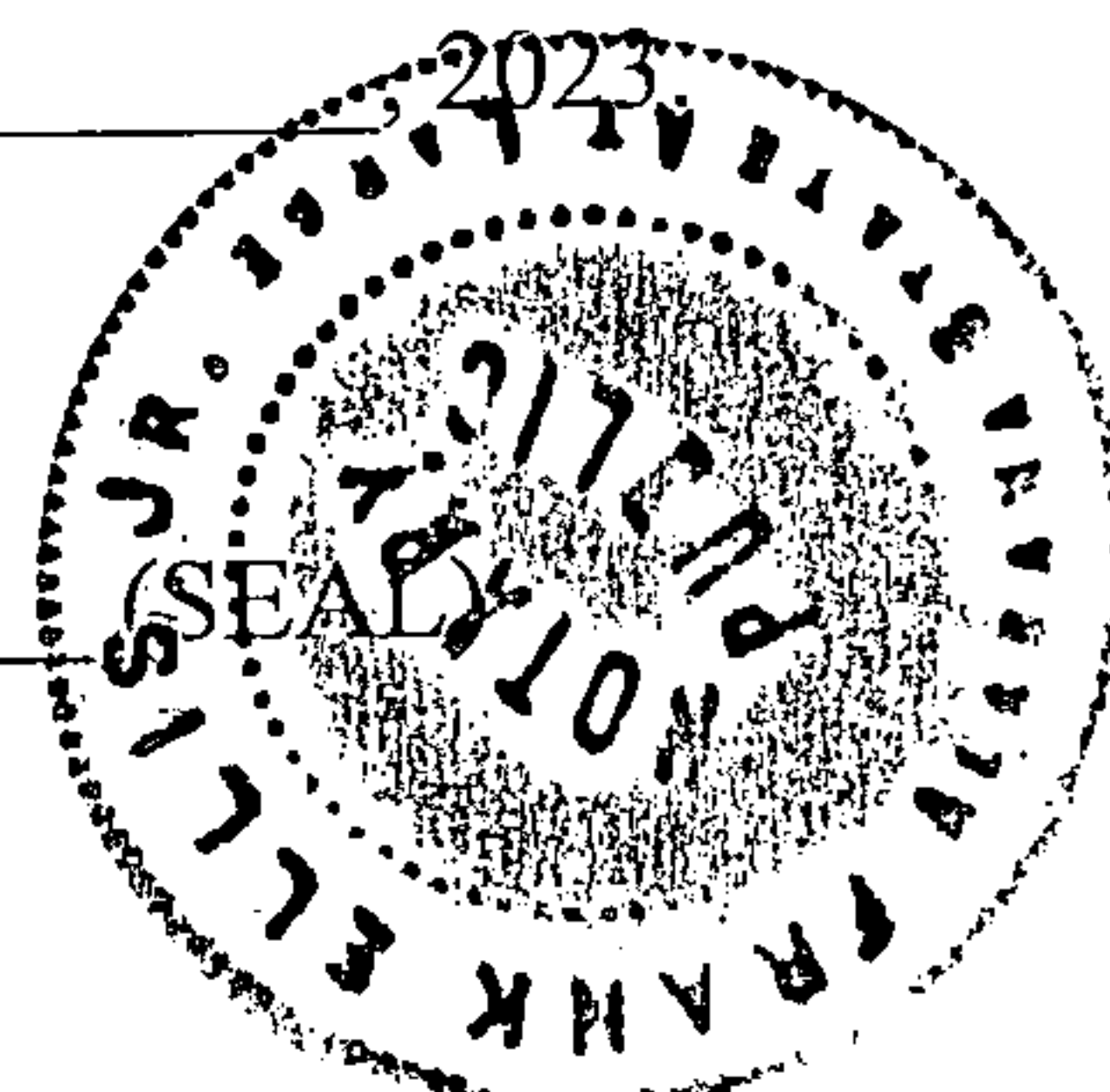

Janice B. Rachels (SEAL)

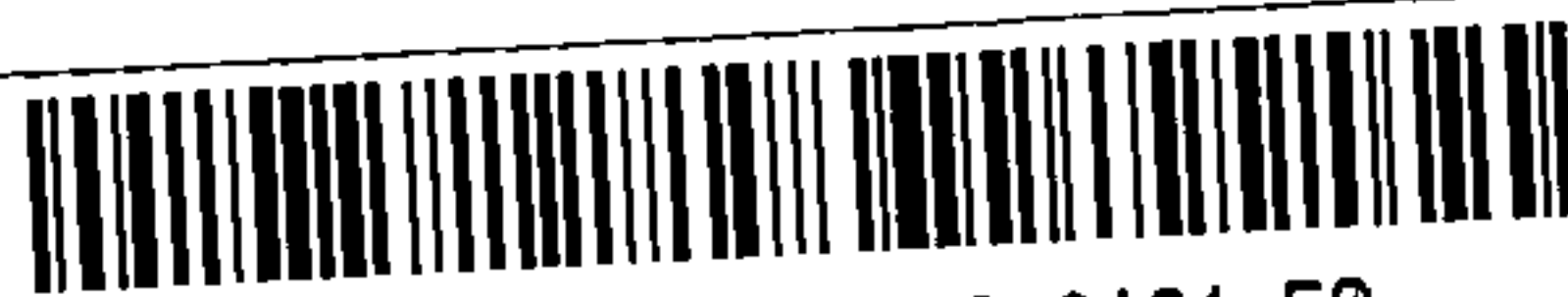
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Janice B. Rachels**, 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 1 day of Nov., 2023.


Notary Public





20231102000321660 2/3 \$161.50
Shelby Cnty Judge of Probate, AL
11/02/2023 08:18:09 AM FILED/CERT

Exhibit "A"

All that part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of section eleven (11), Township twenty four (24), Range Thirteen (13) east, lying east of the Louisville & Nashville R. R. except ten (10) acres in the southwest corner, sold to Mr. Stortz, the land herein conveyed containing 16 1/2 acres, more or less.

A right of way, parallel with the L. & N. right of way, and adjoining same, for road or drive way is hereby reserved across the herein conveyed property.

Less and Except:

A parcel of land containing one acre, more or less, located in the SE 1/4 of the NW 1/4 of Section 11, Township 24, North, Range 13 East, Shelby County as more particularly described as follows:

Commence at the Northeast corner of said 1/4-1/4 section and run West along a paved county road 210 feet; thence run South 210 feet; thence run East 210 feet to the East boundary of said 1/4-1/4 section; thence run North along said boundary 210 feet to the Point of Beginning.

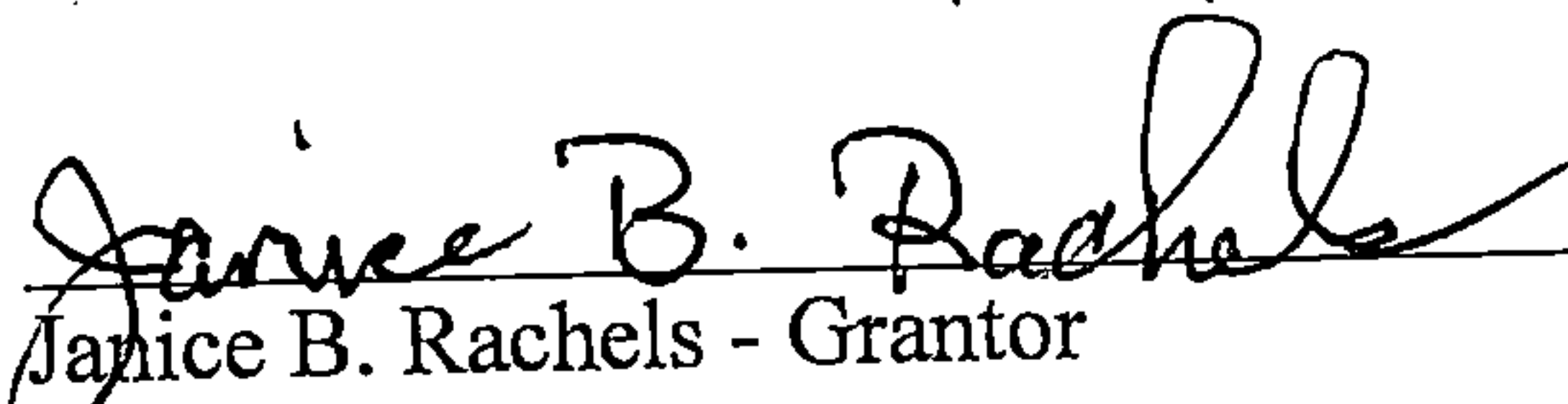
Less and Except:

Beginning at the intersection of the South Right of Way of Shelby County Highway #6 and the East Right of Way of L & N Railroad in the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 24 North, Range 13 East, Shelby County, Alabama; thence East along the South right of way of said highway 210 feet, thence South 18° E 235 feet, thence West 285 feet, thence North along the East right of way of said railroad 223 feet to the point of beginning, and containing 1.3 acres, more or less.

This property is conveyed subject to the following:

- (1) General and special taxes and assessments for 2010 and subsequent years not yet due and payable;
- (2) All easements, restrictions, set-back lines, rights-of-way and limitations of record, if any.

SIGNED FOR IDENTIFICATION:


Janice B. Rachels - Grantor

Real Estate Sales Validation Form

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

Grantor's Name Janice B. Rachels
Mailing Address 160 Hwy 6
Calera, AL 35040


Grantee's Name Donna Bailey
Mailing Address P. O. Box 1195
Calera, AL 35040

Property Address Hwy 6
Calera, AL 35040

Date of Sale 11 - 01 - 2023
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 133,400.00


20231102000321660 3/3 \$161.50
Shelby Cnty Judge of Probate, AL
11/02/2023 08:18:09 AM FILED/CERT

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 Based on 2023 Market Value on file in the Office of
☐ Closing Statement the Shelby County Property Tax Commissioner

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 11 - 01 - 2023

Print Janice B. Rachels

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) ☒ ~~circle one~~

Form RT-1