

This Instrument was Prepared by: Send Tax Notice To: Randy R. Terry

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

File No.: S-23-29418

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Eighty Thousand Dollars and No Cents (\$80,000.00)**, 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, **Sandra Jean Kelly Mann**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Randy R. Terry**, (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 2024 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.

\$35,000.00 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 3rd day of November, 2023.

Sandra Jean Kelly Mann
Sandra Jean Kelly Mann

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Sandra Jean Kelly Mann, 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 3rd day of November, 2023.

April Clark
Notary Public, State of Alabama

My Commission Expires: September 01, 2024

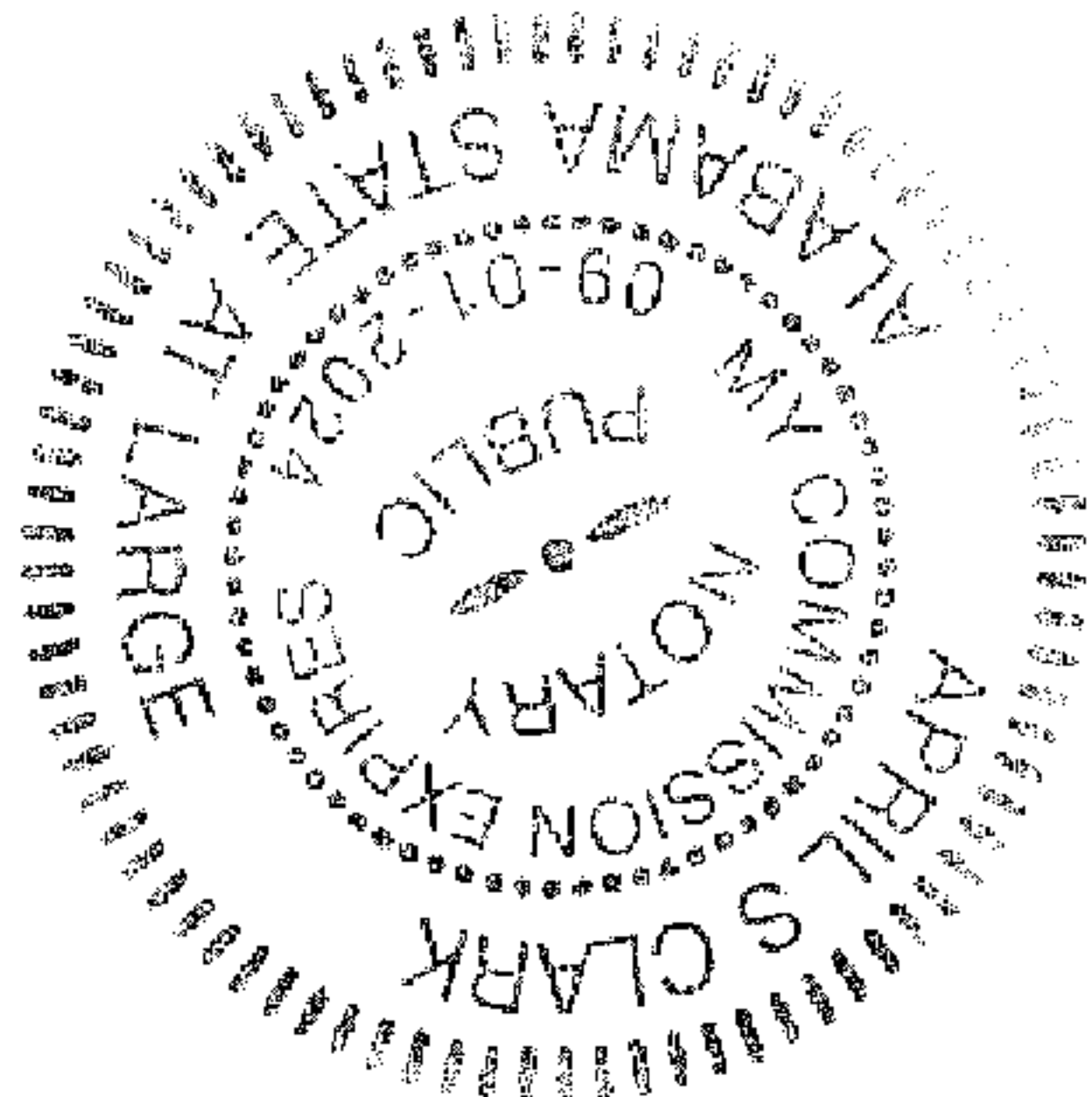


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the Ne 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 2 East; thence run West along the North Line of said quarter-quarter section a distance of 95.15 feet; thence turn an angle of 88 deg. 08 min. to the left and run a distance of 883.78 feet to a point on the SW right of way line of a paved County Highway, and the point of beginning; thence continue in the same direction a distance of 163.00 feet; thence turn an angle of 136 deg. 07 min. to the right and run a distance of 498.49 feet; thence turn an angle of 94 deg. 53 min. to the right and run a distance of 145.00 feet to a point on the SW right of way of said Highway; thence turn an angle of 90 deg. 00 min. to the right and run along said right of way line a distance of 370.00 feet to the Point of Beginning. Situated in the NE 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama. According to survey of Frank W. Wheeler, Registered Land Surveyor, dated July 3, 1965



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/06/2023 02:13:02 PM
 \$108.00 PAYGE
 20231106000326360

Allen S. Bayl

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>Sandra Jean Kelly Mann</u>	Grantee's Name	<u>Randy R. Terry</u>
Mailing Address	<u>2865 Mt. Olive Road</u> <u>mt olive Alabama 35117</u>	Mailing Address	<u>501 Hwy 83</u> <u>Harpersville AL 35078</u>
Property Address	<u>501 Highway 83</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>November 03, 2023</u>
		Total Purchase Price	<u>\$80,000.00</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 27, 2023

Print Sandra Jean Kelly Mann

 Unattested

Sign *Sandra Jean Kelly Mann*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)