

Send Tax Notice to:
Ms. Dorothy Davis
Ms. Kimberly Perkins
P. O. Box 531
Shelby, Alabama 35143

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE, ARNOLD & GRAHAM
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **DOROTHY DAVIS**, an unmarried woman, and **KIMBERLY PERKINS**, a married woman (herein referred to as Grantors), do grant, bargain, sell and convey unto **KIMBERLY PERKINS** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE Corner of the NE 1/4 of Section 1, Township 22 South, Range 1 West, Thence run N 2 deg. 44 min. 32 sec. W a distance of 233.20 feet; Thence run N 89 deg. 04 min. 13 sec. W a distance of 1258.63 feet to the point of beginning; Thence continue along last described course a distance of 273.46 feet; Thence run S 39 deg. 42 min. 50 sec. E along the chord of a curve to the right a distance of 195.04 feet along said chord; Thence run S 76 deg. 17 min. 37 sec. E a distance of 126.95 feet; Thence run S 88 deg. 55 min. 38 sec. E along the chord of a curve to the left a distance of 40.04 feet along said chord; Thence run N 78 deg. 26 min. 22 sec. E a distance of 23.68 feet; Thence run N 87 deg. 52 min. 48 sec. E along the chord of a curve to the right a distance of 77.59 feet; Thence run N 34 deg. 20 min. 03 sec. W a distance of 204.43 feet to the point of beginning, containing 1.0 acre, more or less. Property is subject to any and all agreements, easements, rights of way, restrictions, and/or limitations of probated record and/or applicable law. According to the survey of Rodney Shiflett, dated November 27, 1998.

SUBJECT TO LIFE INTEREST OR LIFE ESTATE RESERVED BY GRANTOR DOROTHY DAVIS.

The above described property does not constitute the homestead of the married Grantor or her spouse.

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

Shelby County, AL 11/07/2023
State of Alabama
Deed Tax: \$22.50

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals this 7th day of November, 2023.

Dorothy Davis (SEAL)
Dorothy Davis

Kimberly Perkins (SEAL)
Kimberly Perkins

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Dorothy Davis, an unmarried woman, 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 7th day of Nov., 2023.

Kari M. Foster (SEAL)
Notary Public
My Commission Expires: 1-4-2027

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Kimberly Perkins, a married woman, 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 7th day of Nov., 2023.

Kari M. Foster (SEAL)
Notary Public
My Commission Expires: 1-4-2027

Real Estate Sales Validation Form

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

Grantor's Name Dorothy Davis and Kimberly Perkins
Mailing Address P. O. Box 531
43 Anchor Way
Shelby, Alabama 35143

Grantee's Name Kimberly Perkins
Mailing Address P. O. Box 531
43 Anchor Way
Shelby, Alabama 35143

Property Address 43 Anchor Way
Shelby, Alabama 35143

Date of Sale November 7, 2023
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 55,110.00 x 2/5 = \$22,044.00

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 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 11-7-2023

Print

Kimberly Perkins

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one