

This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Sara Jane Moutardier
109 E Sterrett St
Columbiana, AL35051

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$310,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

Joel Farrow and Kaye Farrow, a married couple

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

Sara Jane Moutardier

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

That certain lot or parcel of land situated on the South side of Sterrett Street in the Town of Columbiana, Alabama, and described as follows, to-wit: Commencing at the Southwest corner of Section 24, Township 21 South, Range 1 West, and run thence North 3 degrees West for a distance of 260.5 feet; run thence North 85 degrees 6 minutes East for a distance of 122.85 feet to the point of beginning of the lot herein described and conveyed: from said point of beginning, run North 85 degrees 6 minutes East for a distance of 80 feet; run thence North 9 degrees 20 minutes West a distance of 255.11 feet, more or less, to the South boundary line of Sterrett Street; run thence South 83 degrees 42 minutes West a distance of 80 feet along the South margin of Sterrett Street; run thence South 9 degrees 20 minutes East a distance of 253.18 feet to the point of beginning. Situated in the Town of Columbiana, Shelby County, Alabama.

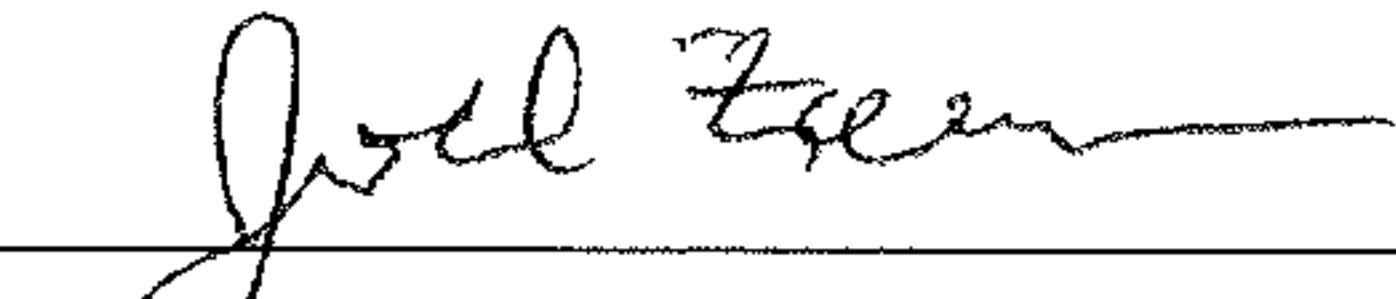
SUBJECT TO ALL MATTERS OF RECORD

\$248,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD unto the said Grantee his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his/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, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 29th day of November, 2023.



Joel Farrow

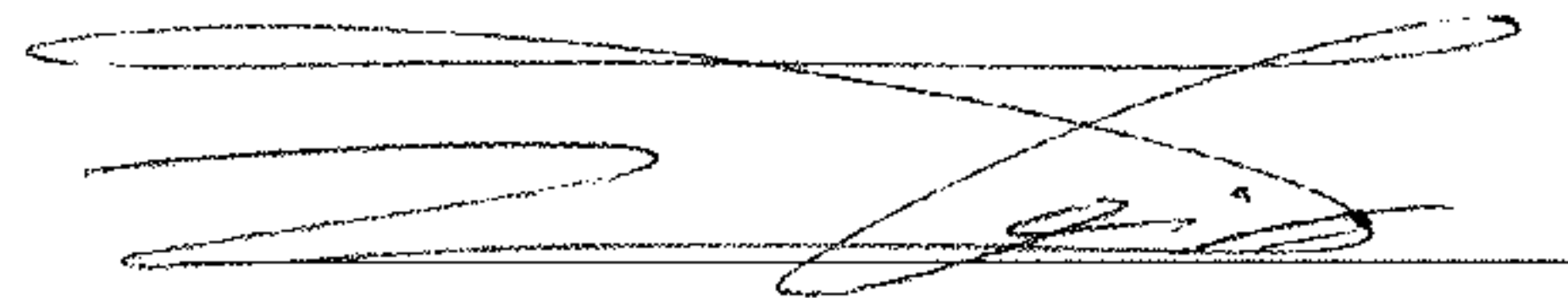


Kaye Farrow

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joel Farrow and Kaye Farrow**, whose names are 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **29th day of November, 2023**.



Notary Public

My Commission Expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Joel Farrow and Kaye Farrow
 Mailing Address 2020 Crawfords Cove Road
Springville, AL. 35146

Grantee's Name Sara Jane Moutardier
 Mailing Address 109 E Sterrett St
Columbiana, AL 35051

Property Address 109 E Sterrett St
Columbiana, AL 35051

Date of Sale November 29, 2023
 Total Purchase Price \$310,000.00

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: November 29, 2023

☐ Unattested

(verified by)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

12/01/2023 09:45:57 AM

\$90.00 BRITTANI

20231201000347460

Print

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Form RT-1

Allen S. Bayl