

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Isabelle Beatty
6067 Townley Court
McCalla, AL 35111

This deed is being prepared without benefit of title search/exam. The preparer is acting as scrivener only. No warranties are made by the preparer as to the status of title or the accurateness of the legal description.

STATE OF ALABAMA
)
COUNTY OF SHELBY
)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **NIYA A. JACKSON, an unmarried woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **ISABELLE BEATTY** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 13, according to the Survey of Ashley Brook, as recorded in map Book 22, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Property address: 2006 Ashley Brook Way, Helena, AL 35080

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

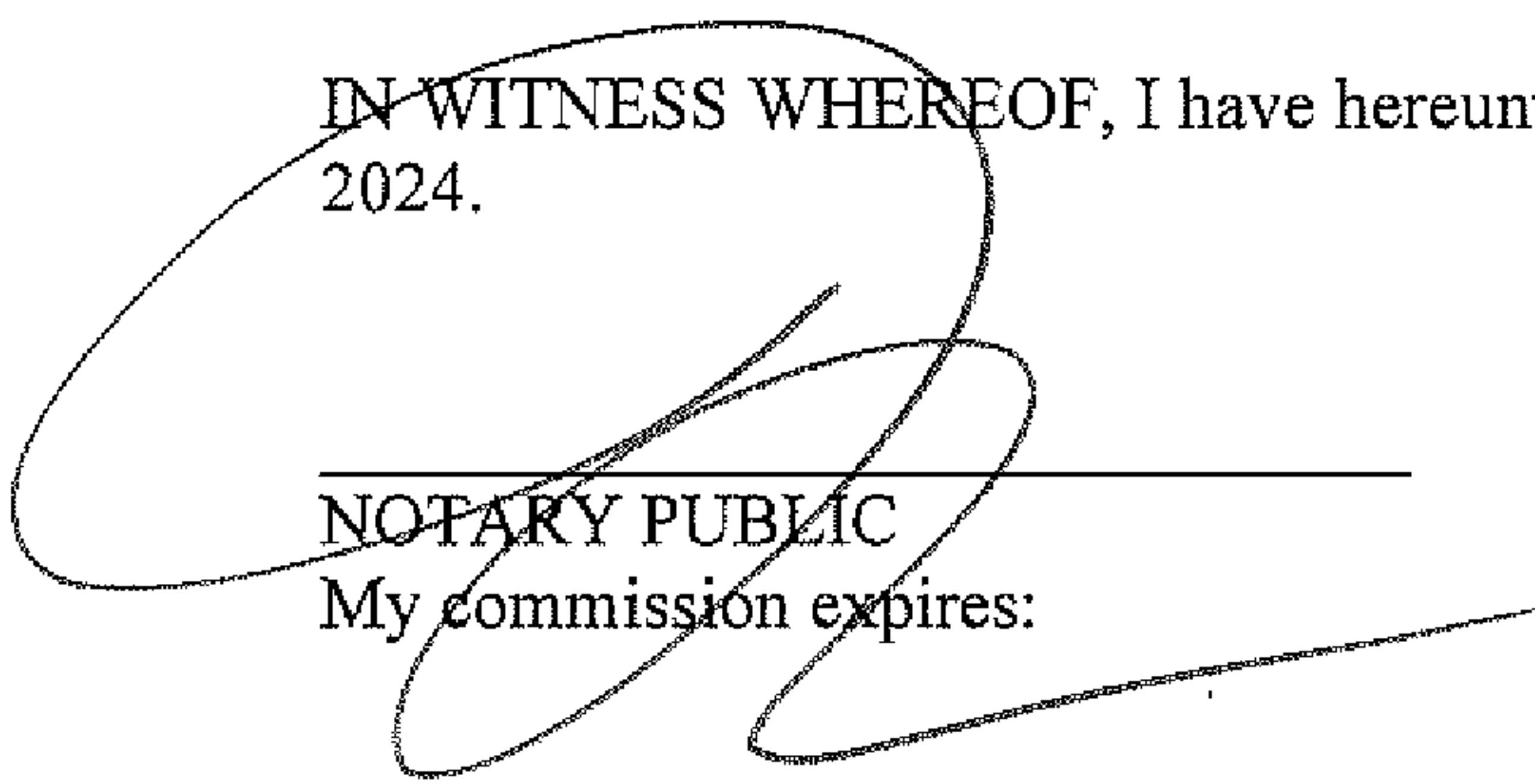
And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 8 day of January, 2024.

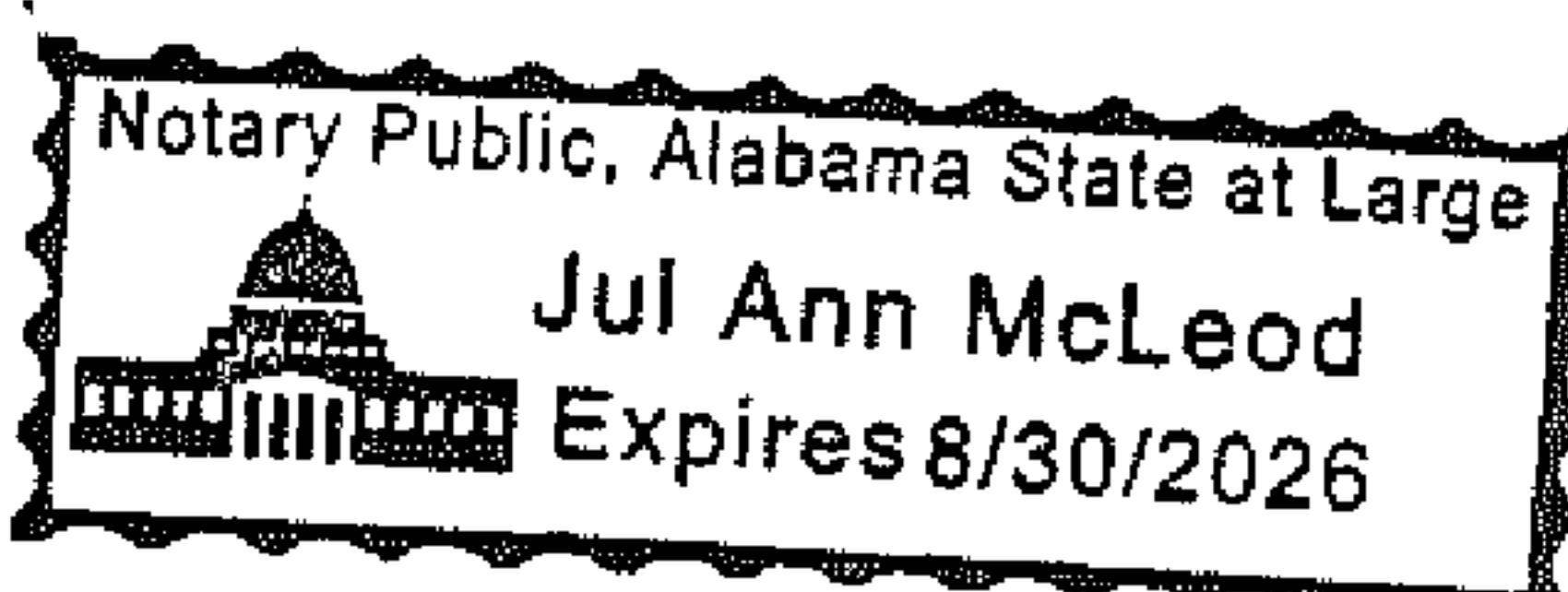

NIYA A. JACKSON

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **NIYA A. JACKSON**, 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 instrument, she executed the same voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8 day of January, 2024.

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	<u>NIYA A. JACKSON</u>	Grantee's Name	<u>ISABELLE BEATTY</u>
Mailing Address	<u>6067 TOWNLEY COURT</u> <u>MCCALLA, AL 35111</u>	Mailing Address	<u>6067 TOWNLEY COURT</u> <u>MCCALLA, AL 35111</u>
Property Address	<u>2006 ASHLEY BROOK WAY</u> <u>HELENA, AL 35080</u>	Date of Sale	<u>JANUARY 8, 2024</u>
		Total Purchase Price	<u>\$155,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> Property Valuation

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.

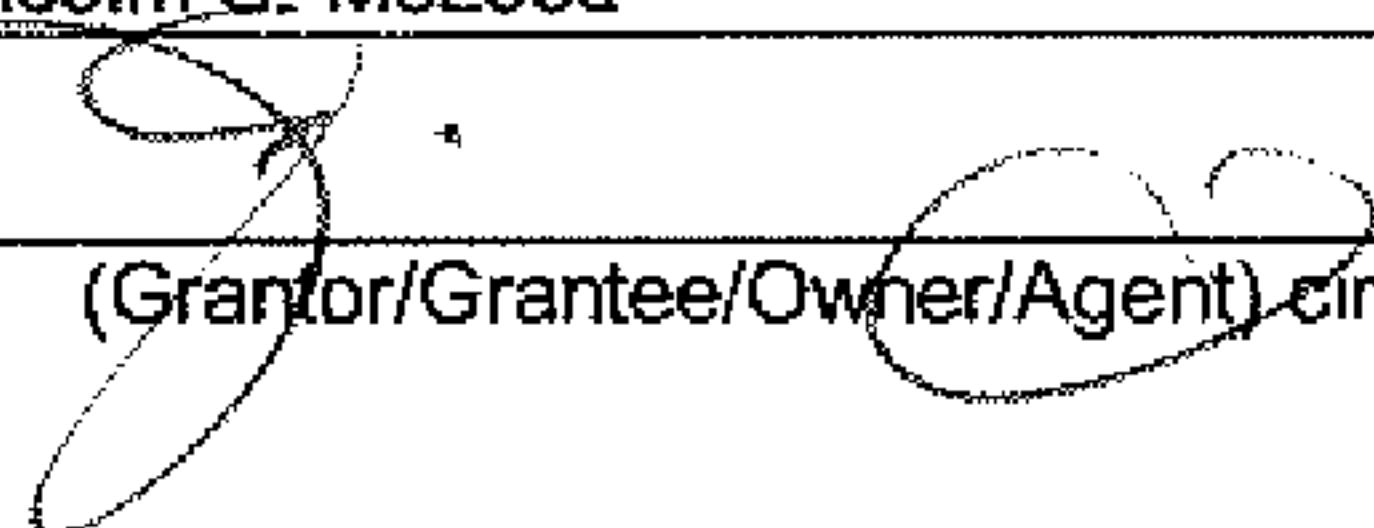
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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	<u>January 8, 2024</u>	Print	<u>Malcolm S. McLeod</u>
Unattested		Sign	
	(verified by)	(Grantor/Grantee/Owner/Agent) circle one	



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/10/2024 08:03:27 AM
\$183.00 BRITTANI
20240110000007980