

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Rebecca Nicole Blackwell
120 Old Tuscaloosa Road
Helena, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **GEORGE B. HINDS AND TRACEY J. HINDS** (herein referred to as Grantors) grant, bargain, sell and convey unto **REBECCA NICOLE BLACKWELL** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

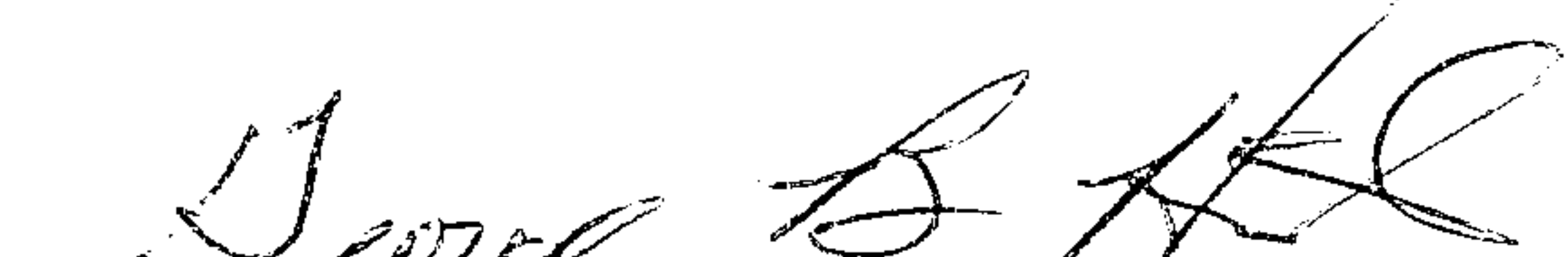
SEE EXHIBIT "A" ATTACHED HERETO.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated 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 19th day of January, 2024.

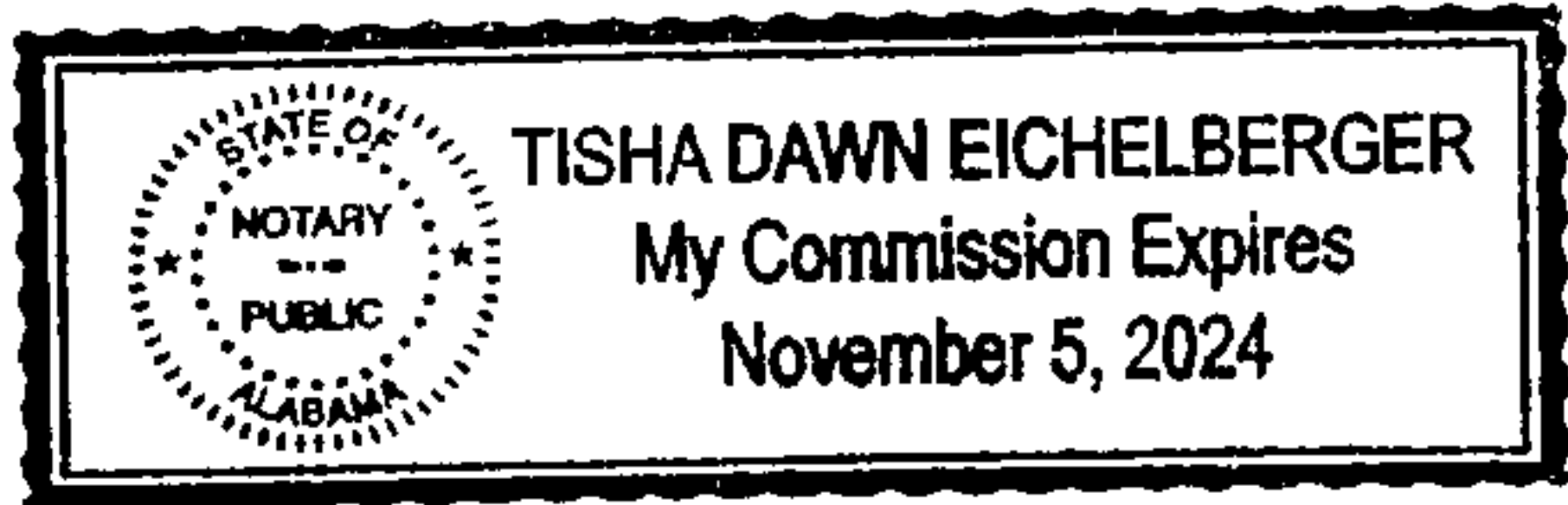

GEORGE B. HINDS


TRACEY J. HINDS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **George B. Hinds and Tracey J. Hinds**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of January, 2024.



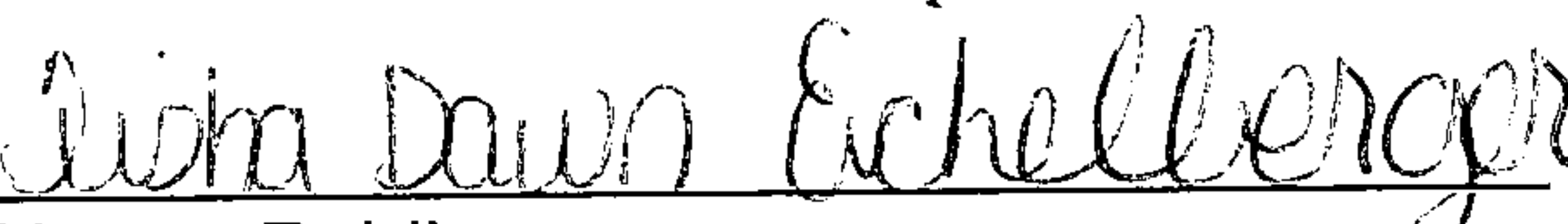

Notary Public
My Commission Expires: 11/5/2024

EXHIBIT "A"

A parcel of land located in the NW 1/4 - NW1/4 of Section 22 and the SW 1/4 – SW 1/4 of Section 15, Township 20 South, Range 3 West, more particularly described as follows:
Begin at the SW corner of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama;
thence N 01°03'47" W a distance of 205.83 feet to a 5/8” rebar; thence S 89°55'29" E a distance of 209.23 feet to a capped rebar in asphalt; thence S 01°51'20" W a distance of 308.59 feet to a ½” rebar;
thence N 88°19'38" W a distance of 193.66 feet to a 5/8” rebar; thence N 01°04'57" W a distance of 97.27 feet to the Point of Beginning. Said parcel having an area of 61587.75 square feet, 1.414 acres more or less.

Together with: 20’ Wide Ingress/Egress & Utility Easement

A portion of the NW 1/4 - NW1/4 of Section 22 and the SW 1/4 – SW 1/4 of Section 15, Township 20 South, Range 3 West, more particularly described as follows:
Begin at the SW corner of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama;
thence S 01°04'57" E a distance of 27.58 feet to The Point of Beginning of the 20’ Wide Ingress/Egress & Utility Easement; thence S 58°05'04" W a distance of 124.10 feet; thence S 01°54'56" E a distance of 301.59 feet to a 3/8” steel rod in asphalt; thence S 75°49'24" E a distance of 105.91 feet to a 3/4” axle;
thence S 85°30'45" E a distance of 20.00 feet; thence N 04°29'15" E a distance of 20.00 feet; thence N 85°30'45" W a distance of 18.30 feet; thence N 75°49'24" W a distance of 89.17 feet; thence N 01°54'56" W a distance of 275.00 feet; thence N 58°05'04" E a distance of 100.61 feet; thence N 01°04'57" W a distance of 23.29 feet to The Point of Beginning; Said easement having an area of 10346.87 square feet, 0.238 acres more or less.

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>George B. Hinds</u> <u>Tracey J. Hinds</u>	Grantee's Name	<u>Rebecca Nicole Blackwell</u>
Mailing Address	<u>120 Old Tuscaloosa Rd.</u> <u>Helena, AL 35080</u>	Mailing Address	<u>120 Old Tuscaloosa Rd.</u> <u>Helena, AL 35080</u>
Property Address	<u>120 Old Tuscaloosa Rd.</u> <u>Helena, AL 35080</u> _____	Date of Sale	<u>1/19/2024</u>
		Total Purchase Price	<u>\$29,000.00</u>
		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	☐ Appraisal
☐ Sales Contract	☒ Other <u>Tax Assessed Value Under</u>
☐ Closing Statement	<u>Parcel</u>

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.

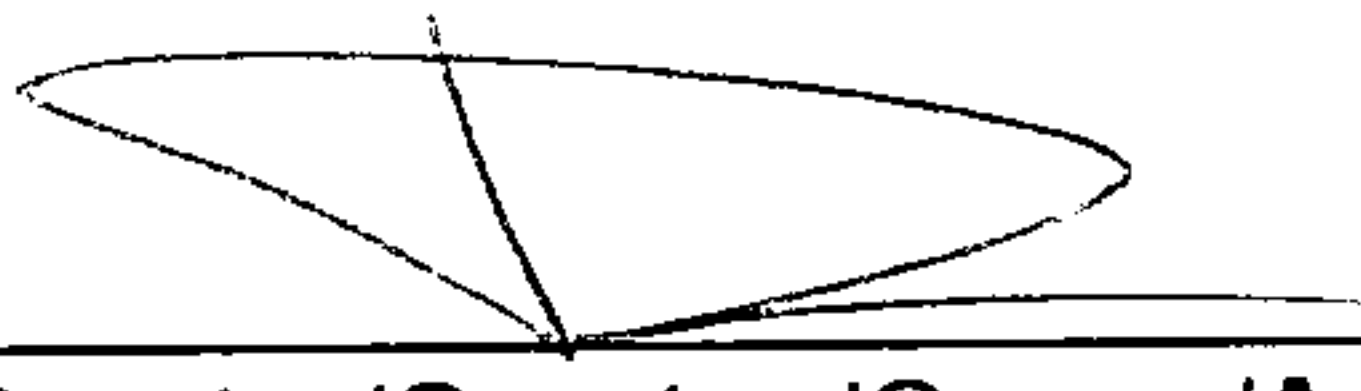
Date of Sale - the date on which interest to the property was conveyed.

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 _____	Print <u>B. CHRISTOPHER BATTLES</u>
☐ Unattested _____	Sign <u></u>
(verified by)	(Grantor/Grantee/Owner/ <u>Agent</u>) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/19/2024 11:57:31 AM
\$57.00 JOANN
20240119000015120

Allen S. Bayl