



20240130000023640 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/30/2024 11:42:09 AM FILED/CERT

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
CHARLES N. SAXON  
17731 HIGHWAY 55  
STERRETT, ALABAMA 35147

## **WARRANTY DEED**

### **STATE OF ALABAMA SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, CHARLES N. SAXON, a widower, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto CHARLES N. SAXON, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

A part of the SW 1/4 of Section 19, Township 18 South, Range 2 East, and described as follows:

Commence at the NE corner of the NW 1/4 of SW 1/4 of said Section; thence South along the East line of same a distance of 20.00 feet to the Point of Beginning; thence South 34 degrees 05 minutes East a distance of 309.55 feet to the right of way of a public road; thence South 38 degrees 32 minutes West along said right of way a distance of 103.79 feet; thence South 42 degrees 23 minutes West a distance of 100.19 feet; thence South 47 degrees 46 minutes West a distance of 119.35 feet; thence North 37 degrees 18 minutes West a distance of 250.91 feet; thence North 34 degrees 18 minutes East a distance of 353.47 feet to the Point of Beginning.

ALSO an Easement off the East end of the above described property, and described as follows: Commence at the NE corner of the NW 1/4 of the SW 1/4, of said Section 19; thence South along the East line of same 20.00 feet to the Point of Beginning of Easement; thence South 34 degrees 05 minutes East 309.55 feet to the right of way line of a public road; thence South 38 degrees 32 minutes West along said right of way 53.00 feet; thence North 34 degrees 05 minutes West 45.00 feet; thence North 12 degrees 22 minutes East 28.30 feet; thence North 34 degrees 05 minutes West 249.02 feet; thence North 34 degrees 18 minutes East 32.27 feet to the Point of Beginning. Situated in Shelby County, Alabama.

### **SUBJECT TO:**

1. Taxes for the year 2024, which are a lien but not yet due and payable until October 1, 2024.



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2. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

CHARLES N. SAXON is the sole heir at law of VALERIE M. SAXON who died on or about January 28, 2020.

The sole purpose of this deed is to remove VALERIE M. SAXON from the deed and to vest the property 100% in CHARLES N. SAXON.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

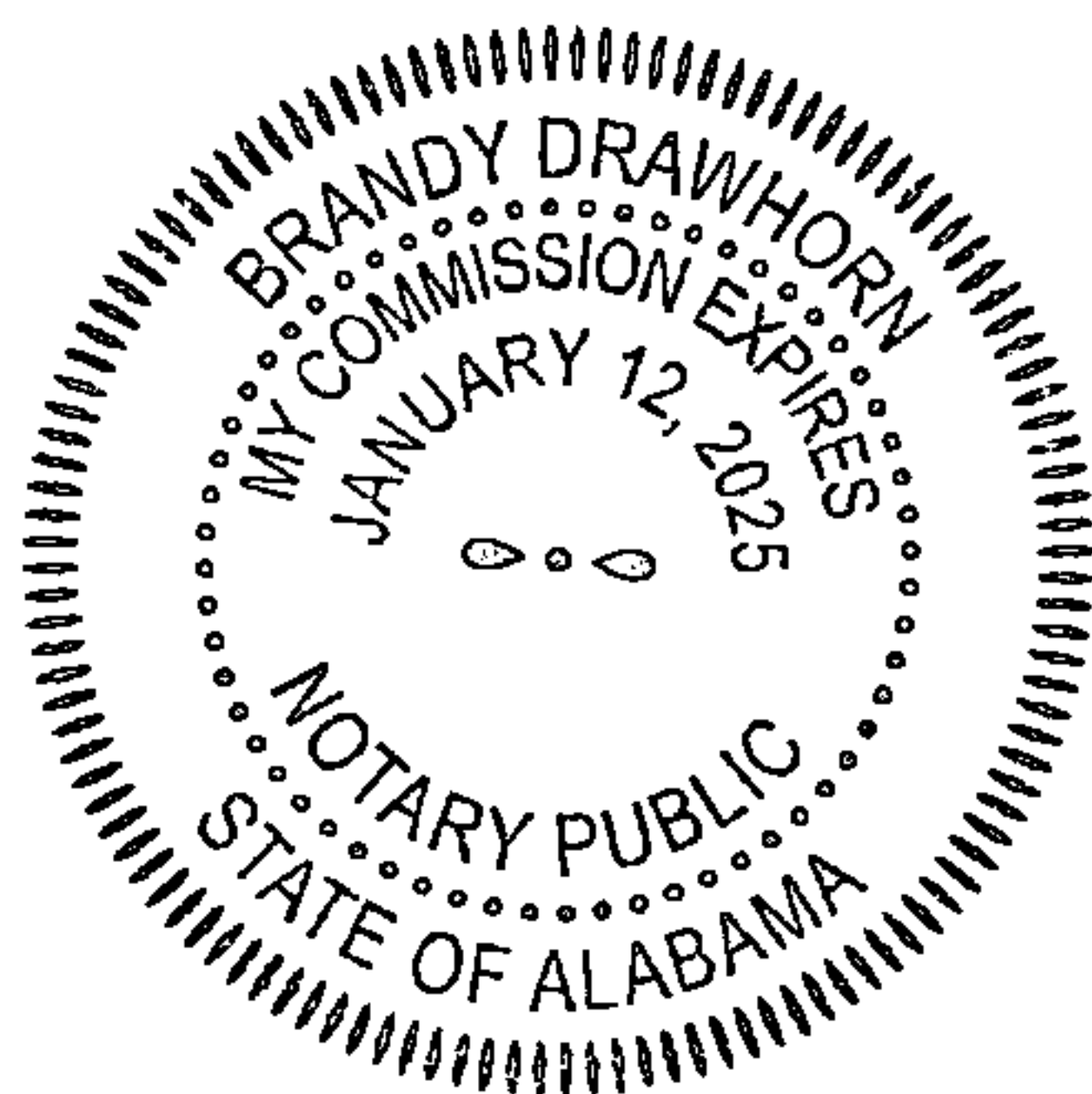
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29<sup>th</sup> day of January, 2024.

Charles N. Saxon (L.S.)  
CHARLES N. SAXON

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES N. SAXON, a widower, 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of January, 2024.



Brandy Drawhorn  
Notary Public  
My Commission Expires: 1/12/2025



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Grantor's Name:  
CHARLES N. SAXON  
Mailing Address:  
17731 HIGHWAY 55  
STERRETT, ALABAMA 35147

Property Address:  
17731 Hwy 55  
Sterrett, AL 35147

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

Grantee's name:  
CHARLES N. SAXON  
Mailing Address:  
17731 HIGHWAY 55  
STERRETT, ALABAMA 35147

Date of Sale: January 29, 2024  
Total Purchase Price: \$

or  
Actual Value

or  
Assessor's Market Value \$95,240.00  
1/2 VALUE \$47,620.00 REMOVING  
DECEASED SPOUSE FROM DEED

☐ Front of Foreclosure Deed  
☐ Appraisal  
☒ Other TAX ASSESSOR

To Clear Title