

This Instrument was prepared by:
Gregory D Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice To:
Charles Chandler McGiboney
51 Southern Hills Lane
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY THOUSAND and 00/100 Dollars (\$60,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Michael H. Herron, a married man, (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Charles Chandler McGiboney (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SE 1/4 of SW 1/4 of Section 13, Township 22 South, Range 2 West, and part of the NE 1/4 of the NW 1/4 of Section 24, Township 22 South, Range 2 West, described as follows:

Commence at the intersection of the East line of said SE 1/4 of SW 1/4 of said Section 13 and the intersection of the South 80 feet right of way of Shelby County Road #86; thence run westerly along said South right of way a distance of 219.34 feet to Point of Beginning; thence continue westerly along said South right of way a distance of 225 feet; thence South 3 degrees 46 minutes 24 seconds East a distance of 968.00 feet; thence North 82 degrees 27 minutes 14 seconds East 225 feet; thence North 3 degrees 46 minutes 24 seconds West a distance of 968.00 feet more or less to Point of Beginning. Situated in Shelby County, Alabama. Also, shown as Davis Estate recorded in Map Book 18, Page 19 in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2024 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

\$52,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

Subject property does not constitute the homestead of Grantor nor that of his spouse.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for himself and for his executors, heirs and assigns covenant with the said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his executors, heirs and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

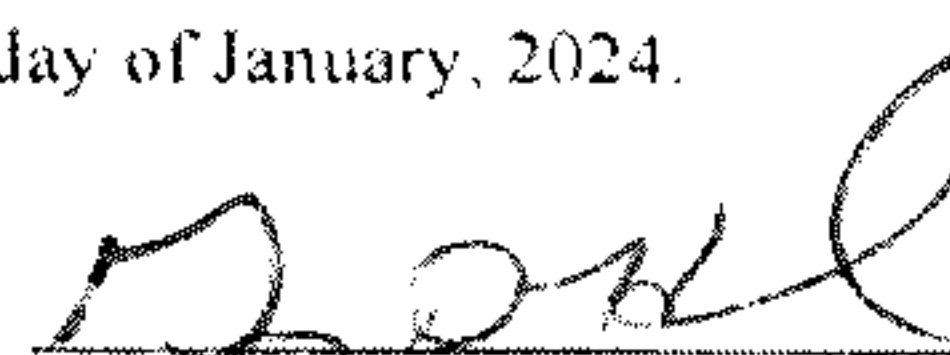
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 24th day of January, 2024.


Michael L. Herron

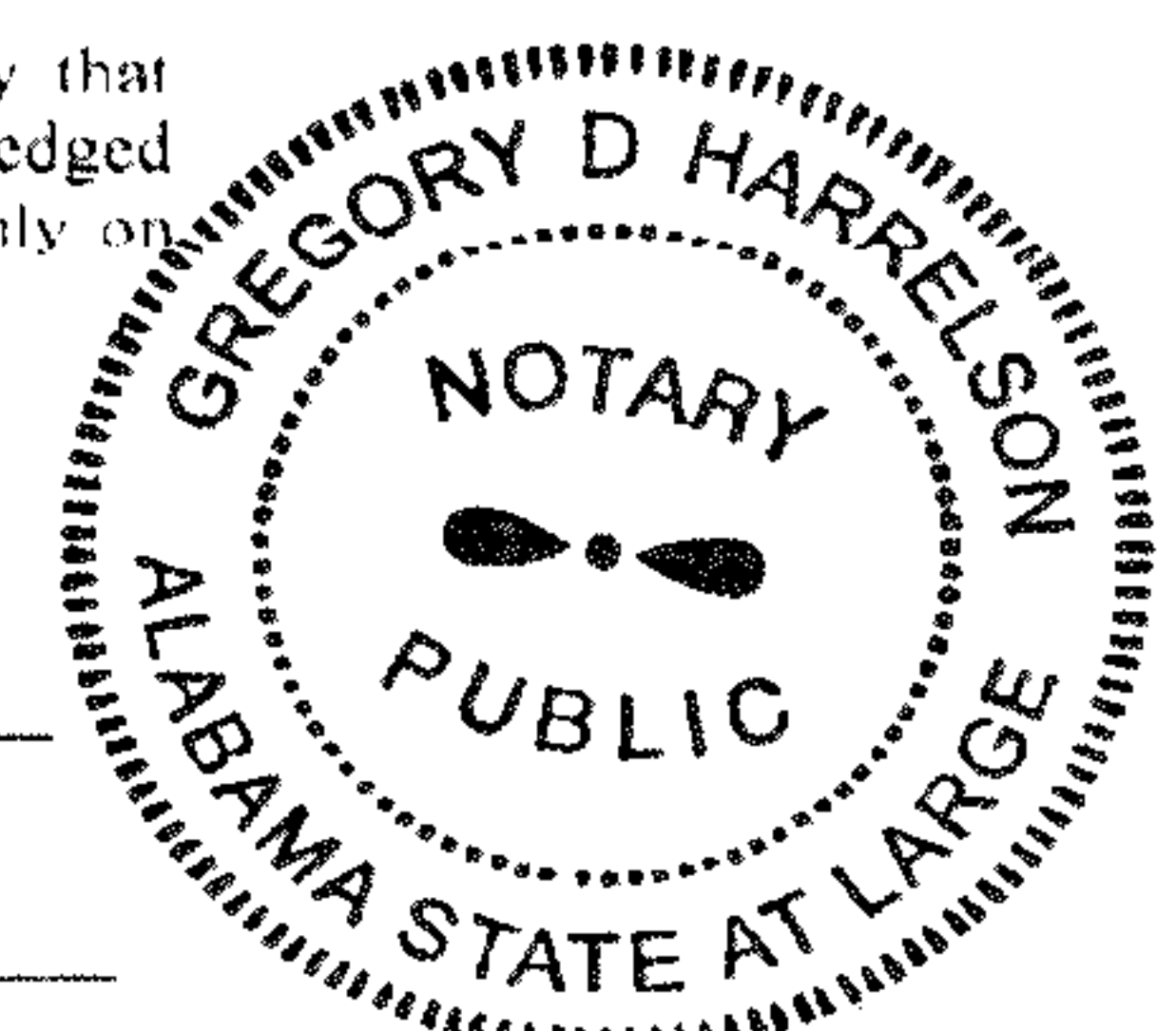
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Michael L. Herron, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of January, 2024.


NOTARY PUBLIC

My Commission Expires: 8/21/27



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

Grantor's Name Michael L Herron

Mailing Address 16129 CR-51

Jemison, AL 35085

Grantee's Name Charles Chandler McGiboney

Mailing Address 51 Southern Hills Lane

Calera, AL 35040

Property Address 720 Hwy 26

Calera, AL 35040

Date of Sale 01/24/2024

Total Purchase Price \$ 60,000

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☒ Closing Statement

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 1/24/24

Print Charles Chandler McGiboney

Unattested

Filed and Recorded

Official Public Records (verified by)

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

02/14/2024 12:09:54 PM

\$85.00 JOANN

20240214000037280

Sign

Charles Chandler McGiboney

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allie S. Bayl