

This Instrument was Prepared by: Send Tax Notice To: Nancy B. Davis

Mike T. Alchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-29690

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Eileen Uchima**, a Sinhale woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Nancy B. Davis**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein, or spouse if any,
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of March, 2024.

Eileen Uchima
Eileen Uchima

State of Hawaii
City & County of HONOLULU

I, Mikhail Gilevich, a Notary Public in and for the said County in said State, hereby certify that Eileen Uchima, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of March, 2024

Mikhail Gilevich
Notary Public, State of HAWAII
Mikhail Gilevich
My Commission Expires: July 10, 2024

MIHAIL GILEVICH #16-241
My commission expires July 10, 2024

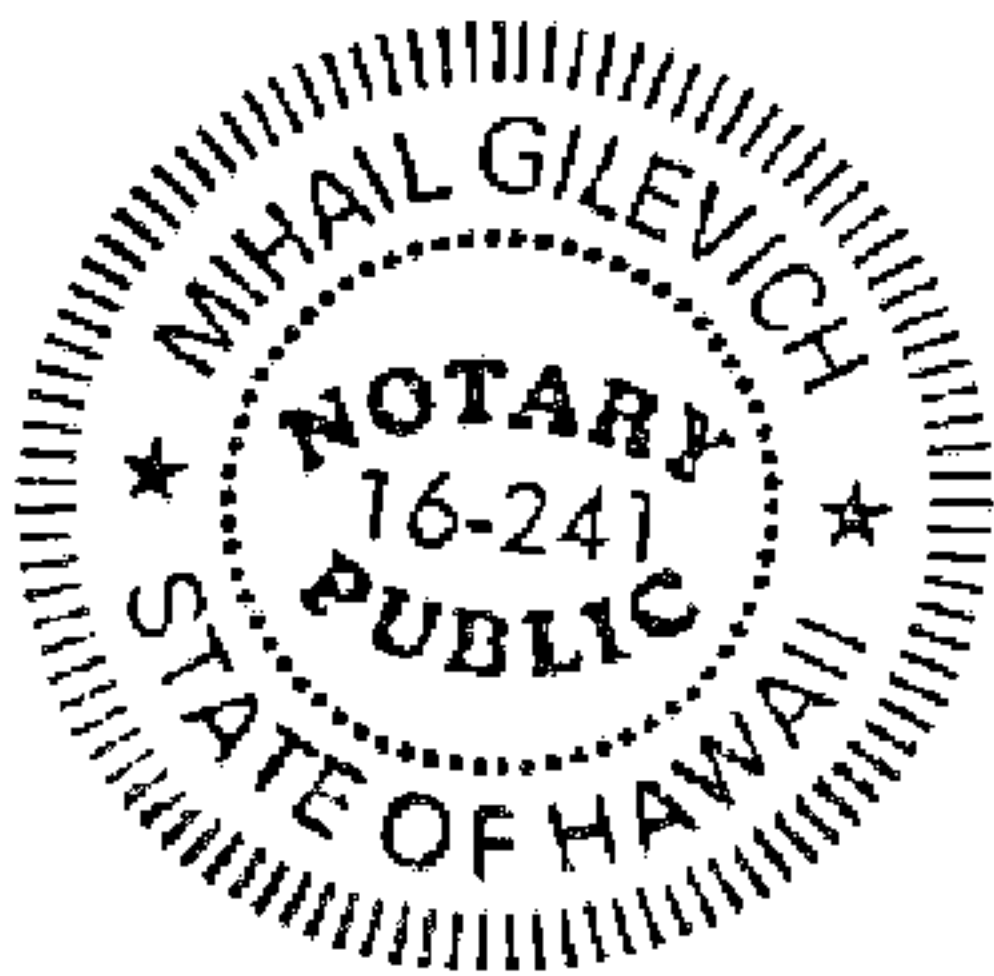


EXHIBIT A – LEGAL DESCRIPTION

Commence at the NW corner of the SW 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 00 degrees 21 minutes 29 seconds West a distance of 396.12 feet; thence North 88 degrees 51 minutes 01 second East, a distance of 592.67 feet to the POINT OF BEGINNING; thence continue North 88 degrees 51 minutes 01 second East a distance of 238.20 feet; thence North 01 degrees 06 minutes 41 seconds West, a distance of 120.03 feet; thence North 88 degrees 52 minutes 12 seconds East a distance of 232.04 feet to the westerly R.O.W. line of Shelby County Highway 61; thence North 22 degrees 07 minutes 45 seconds East and along said R.O.W. line a distance of 232.44 feet to the southerly R.O.W. line of Mooney Road; thence leaving said Highway 61 and along said Mooney Road R.O.W. line, South 89 degrees 08 minutes 16 seconds West a distance of 379.09 feet; thence South 01 degree 09 minutes 56 seconds East and leaving said R.O.W. line a distance of 137.02 feet; thence North 87 degrees 55 minutes 52 seconds West a distance of 179.20 feet; thence South 00 degrees 00 minutes 41 seconds West a distance of 208.5 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

According to the survey of Rodney Shiflett, dated February 22, 2024.

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>Eileen Uchima</u>	Grantee's Name	<u>Nancy B. Davis</u>
Mailing Address	<u>P.O. Box 347</u> <u>KANEOHE HI 96744</u>	Mailing Address	<u>2670 Mooney Rd</u> <u>COLUMBIANA, AL 35051</u>
Property Address	<u>2670 Mooney Rd.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>March 04, 2023</u>
		Total Purchase Price	<u>\$175,000.00</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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 of 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 February 26, 2024

Print Eileen Uchima

Unattested

Sign Eileen Uchima

(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
03/06/2024 03:38:14 PM
\$203.00 BRITTANI
20240306000061950

Form RT-1

Allen S. Bayl