

Prepared By

Name: Tangee Edwards
Address: P.O. Box 719
Helena
State: Alabama Zip Code: 35080

After Recording Return To

Name: Tangee Edwards
Address: P.O. Box 719
Helena
State: Alabama Zip Code: 35080



20240411000104240 1/4 \$43.00
Shelby Cnty Judge of Probate, AL
04/11/2024 02:41:26 PM FILED/CERT

Space Above This Line for Recorder's Use

ALABAMA GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of five hundred dollars (\$500.00) in hand paid to Dora Maxine Edwards, the daughter, and legal heir of Andrew Edwards, a son relationship and heir of Lillian Edwards, who is currently residing at 1556 Exter Court, County of Jefferson, City of Bessemer, 35020 State of Alabama (hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to Tangee Edwards, a cousin of Dora Maxine Edwards, residing at P.O. Box 719, County of Shelby, City of Helena, State of Alabama (hereinafter known as the "Grantee(s)") the following *described real estate (on page 2), situated in Shelby County, Alabama to-wit:
35217

Shelby County, AL 04/11/2024
State of Alabama
Deed Tax: \$12.00





Begin at the SE corner of the NE 1/4 of NW 1/4 of Section 15, Township 20 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama; thence in a Northerly direction along the East boundary of said 1/4 1/4 Section 175.00 feet to the point of beginning; thence continue in a Northerly direction along said East boundary 223.70 feet; thence turning an angle of 88 deg. 23 min. 15 sec. to the left in a Westerly direction 400.00 feet; thence turning an angle of 88 deg. 23 min. 15 sec. to the right in a Northerly direction 161.33 feet; thence turning an angle of 88 deg. 23 min. 15 sec. to the left in a Westerly direction 66.69 feet; thence turning an angle of 90 deg. 36 min. 45 sec. to the left in a Southerly direction 560.03 feet to intersection with South boundary of said 1/4 1/4 Section; thence turning an angle of 88 deg. 23 min 15 sec. to the left in an Easterly direction along said South boundary 216.69 feet; thence turning an angle of 90 deg. 36 min. 45 sec. to the left in a Northerly direction 175.00 feet; thence turning an angle of 90 deg. 36 min. 45 sec. to the right in an Easterly direction 250.00 feet to point of beginning, according to survey of W. M. Varnon Registered Land Surveyor, dated May 1, 1985.

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

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

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.



20240411000104240 3/4 \$43.00
Shelby Cnty Judge of Probate, AL
04/11/2024 02:41:26 PM FILED/CERT

Dora Maxine Edwards
Grantor's Signature

Grantor's Signature

Dora Maxine Edwards
Grantor's Name

Grantor's Name

1556 Exeter Ct
Address

Address

Bessemer AL, 35020
City, State & Zip

City, State & Zip

In Witness Whereof,

Glendora Penchion
Witness's Signature

Glendora Penchion
Witness's Name

1942 Venetian Way
Address

Helena, AL, 35080
City, State & Zip

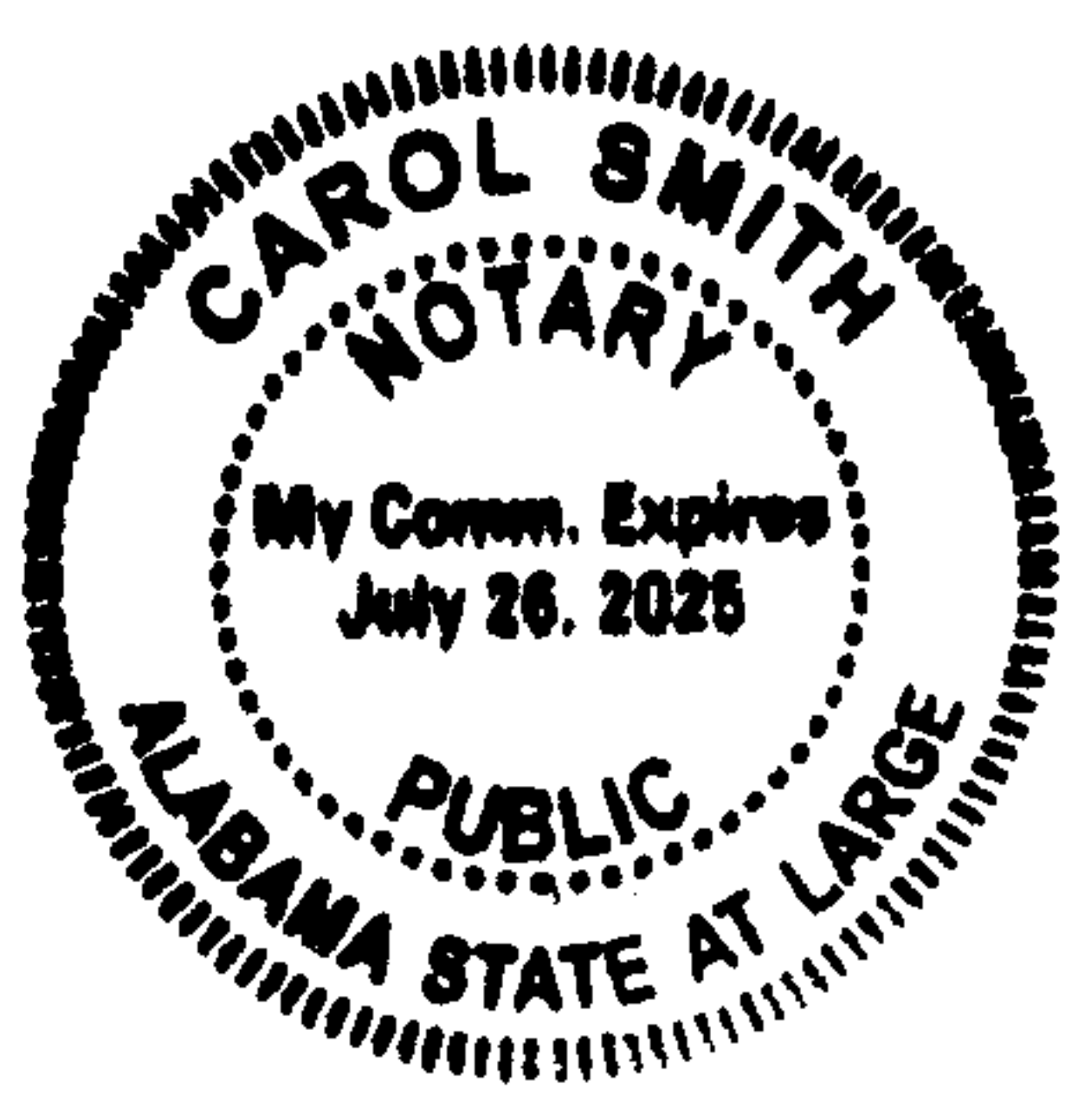
STATE OF Alabama)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dora Maxine Edwards whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of March, 2024

Carol Smith
Notary Public



My Commission Expires: 07/26/2025



Real Estate Sales Validation Form

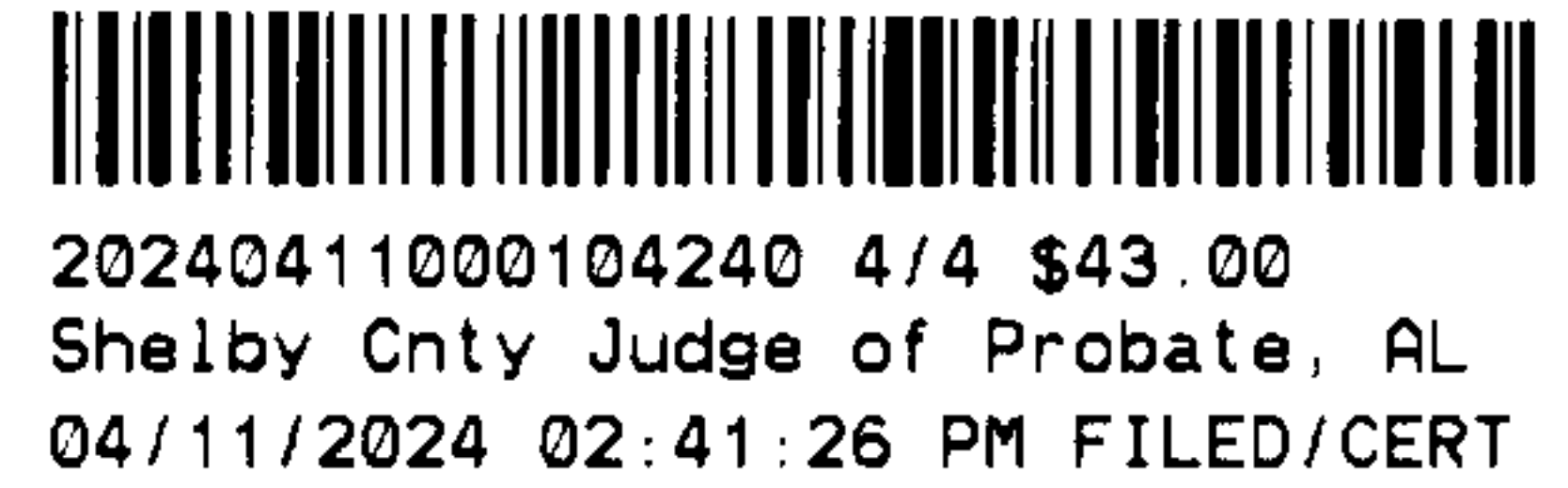
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Andrew Edwards
Mailing Address 1556 Gylis Court, Bessemer AL 35020

Grantee's Name Tangee Edwards
Mailing Address P.O. Box 719, Helena AL 35080

Property Address 521 Edwards Drive, Helena AL 35080

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 116,110



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
Sales Contract
Closing Statement

Appraisal
Other \$ 11,611 - 1/10 interest

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 Tangee Edwards

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)