


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:


20240422000115340 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
04/22/2024 11:00:23 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTEEN THOUSAND DOLLARS AND ZERO CENTS (\$13,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Phillip Stancil Handley and wife, Elizabeth Handley** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **RM Investments, LLC** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

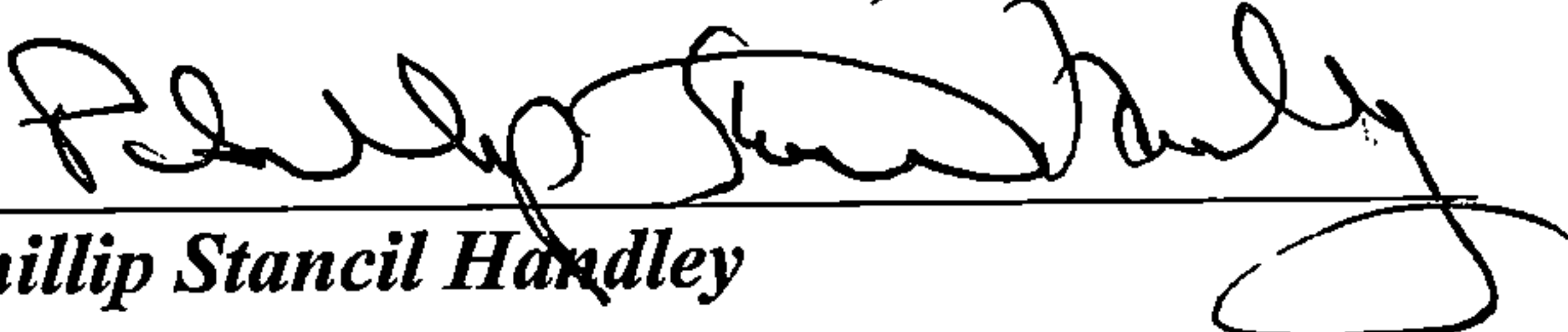
SUBJECT TO:


1. Ad valorem taxes due and payable October 1, 2024.
2. Easements, restrictions, rights of way, and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of March, 2024.

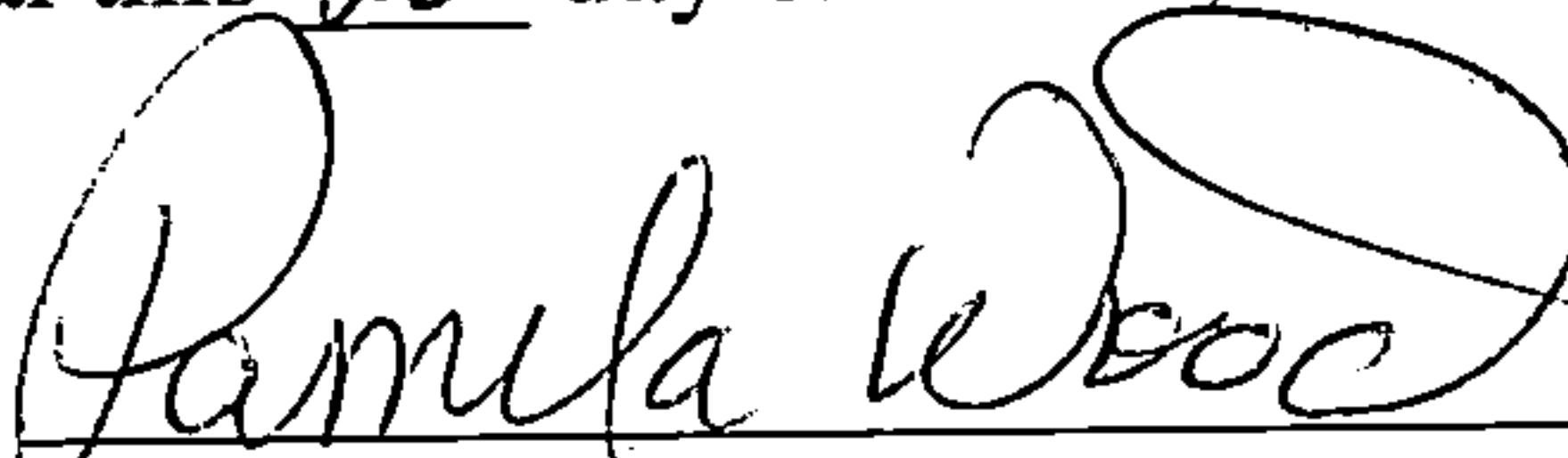

Phillip Stancil Handley


Elizabeth Handley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Phillip Stancil Handley and Elizabeth Handley**, whose names are 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, they executed the same voluntarily on the day the same bears date.

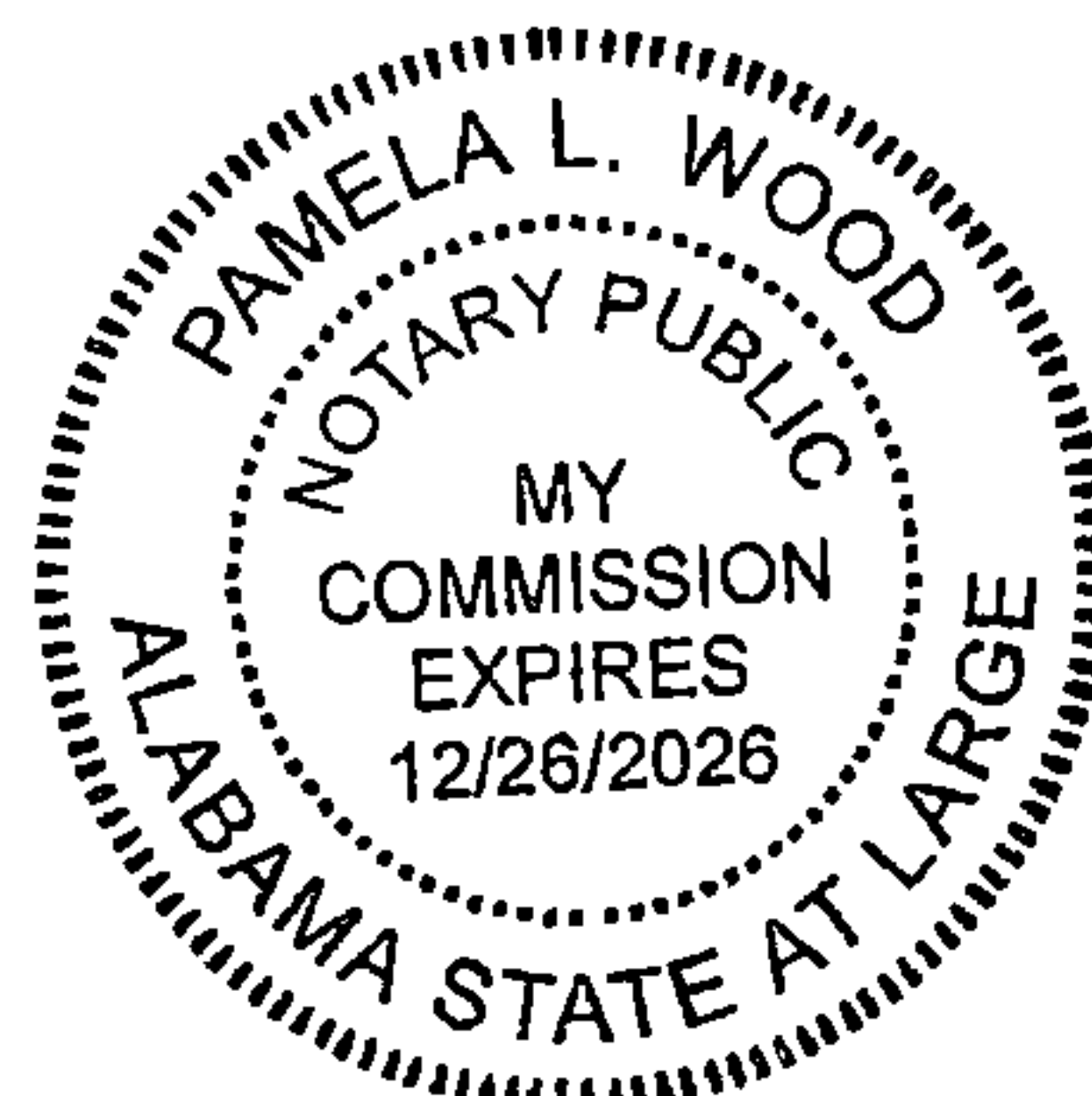
Given under my hand and official seal this 28 day of March, 2024.



Notary Public

My Commission Expires: 9/1/2024 12/26/2026

Shelby County, AL 04/22/2024
State of Alabama
Deed Tax: \$13.00





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Exhibit "A"- Legal Description

A parcel of land in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, being the same land descried in a deed to Phillip Stancil & Elizabeth Handley, recorded in Instrument No. 2023-7680, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly descried as follows:

Beginning at a $\frac{1}{2}$ " rebar with cap, stamped "Wheeler" set to replace a 3" concrete monument, destroyed by construction, at the northwest corner of said sixteenth section.

Thence S $00^{\circ}11'07''$ W, along the west line of said sixteenth section, a distance of 115.63 feet to a $\frac{1}{2}$ " rebar, with cap stamped "Wheeler" on the Northeast right of way of State Highway 25;

Thence N $49^{\circ}51'11''$ E, along said Right-Of-Way, a distance of 210.36 feet to a $\frac{1}{2}$ " rebar with cap, stamped "Wheeler" set on said right of way;

Thence N $36^{\circ}14'52''$ W, a distance of 270.05 feet, to a $\frac{1}{2}$ " rebar with cap, stamped "Wheeler", set on the west line of said sixteenth section;

Thence S $00^{\circ}11'07''$ W, along the west line of said sixteenth section, a distance of 64.73 feet to a $\frac{1}{2}$ " rebar with cap, stamped "Wheeler", set on the West line of said sixteenth section;

Thence S $0^{\circ}11'07''$ W, a distance of 173.06 feet to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name Stanley J. Euzuard Harvey
Mailing Address PO Box 928
Columbiana AL 35051

Grantee's Name RM Inv. LLC
Mailing Address 20395 Hwy 25
Columbiana AL

Property Address 20395 Hwy 25
Columbiana AL 35051

Date of Sale 3/28/24

Total Purchase Price \$ 13,000.00

or

Actual Value \$ 13,000.00

or

Assessor's Market Value \$ N/A

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

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 3/28/24

Unattested

(verified by)

Print Rob McLean DBA RM Inv. LLC

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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