

SEND TAX NOTICE TO:

Christopher Tolliver and Cynthia Tolliver

1521 Smokey Road

Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$155,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Linda G. Durrett, an unmarried woman**, whose address is 1466 Falling Rock Circle, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Christopher Tolliver and Cynthia Tolliver**, whose address is 1521 Smokey Road, Alabaster, AL 35007 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Christopher Tolliver and Cynthia Tolliver, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **to-wit:**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24 AND RUN N 00°09'53" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24 FOR A DISTANCE OF 96.58' TO A FOUND 1/4" REBAR, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 2 OF HARVEST RIDGE FIRST SECTOR, AS RECORDED IN MAP BOOK 12 PAGE 48 IN THE OFFICE OF JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE LEAVING SAID 1/4 - 1/4 LINE, RUN N 86°34'51" W FOR A DISTANCE OF 568.25' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE EASTERLY MARGIN OF CHESTNUT DRIVE (R.O.W. VARIES); THENCE RUN ALONG SAID RIGHT OF WAY S 40°33'43" W FOR A DISTANCE OF 650.35' TO A FOUND 1/2" REBAR ON THE NORTHEASTERLY RIGHT OF WAY OF SMOKEY ROAD (80' R.O.W.); THENCE LEAVING SAID RIGHTS OF WAY OF CHESTNUT DRIVE AND SMOKEY ROAD, RUN S 86°43'37" E FOR A DISTANCE OF 990.27' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS", SAID POINT BEING THE NORTHWESTERNMOST CORNER OF LOT 5 OF SAID HARVEST RIDGE FIRST SECTOR; THENCE CONTINUE LAST DESCRIBED COURSE ALONG THE NORTHERN BOUNDARY OF SAID LOT 5 S 86°43'37" E FOR A DISTANCE OF 226.07' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN ALONG THE WESTERN BOUNDARY OF SAID HARVEST RIDGE FIRST SECTOR N 00°03'10" E

**FOR A DISTANCE OF 516.21' TO A FOUND 1/4" REBAR; THENCE RUN N 86°34'51"
W FOR A DISTANCE OF 225.09' TO THE POINT OF BEGINNING.**

Parcel ID # 23-6-24-0-000-002.001

Linda G. Durrett is the surviving grantee of those certain deeds recorded in Book 322 Page 732, Book 322 Page 472, and Book 318 Page 999, in the Probate Office of Shelby County Alabama; the other grantee, Robert L. Durrett, having died on or about the 29th day of May, 2022.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 24th day of May, 2024.

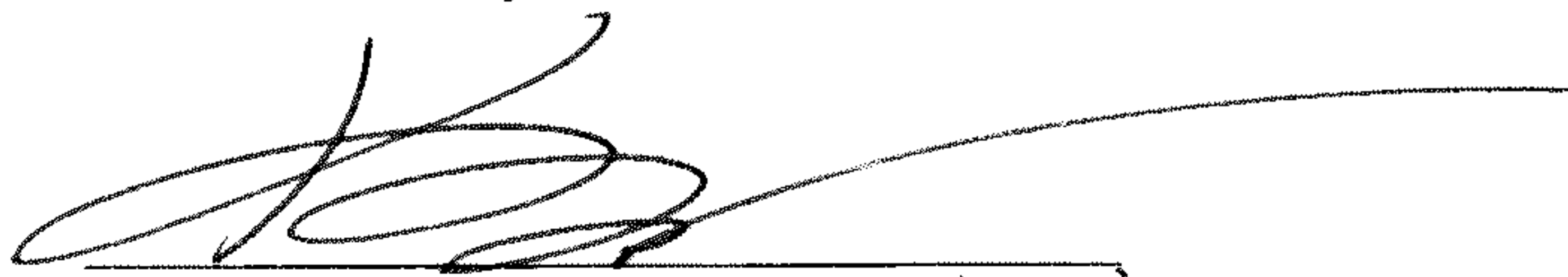


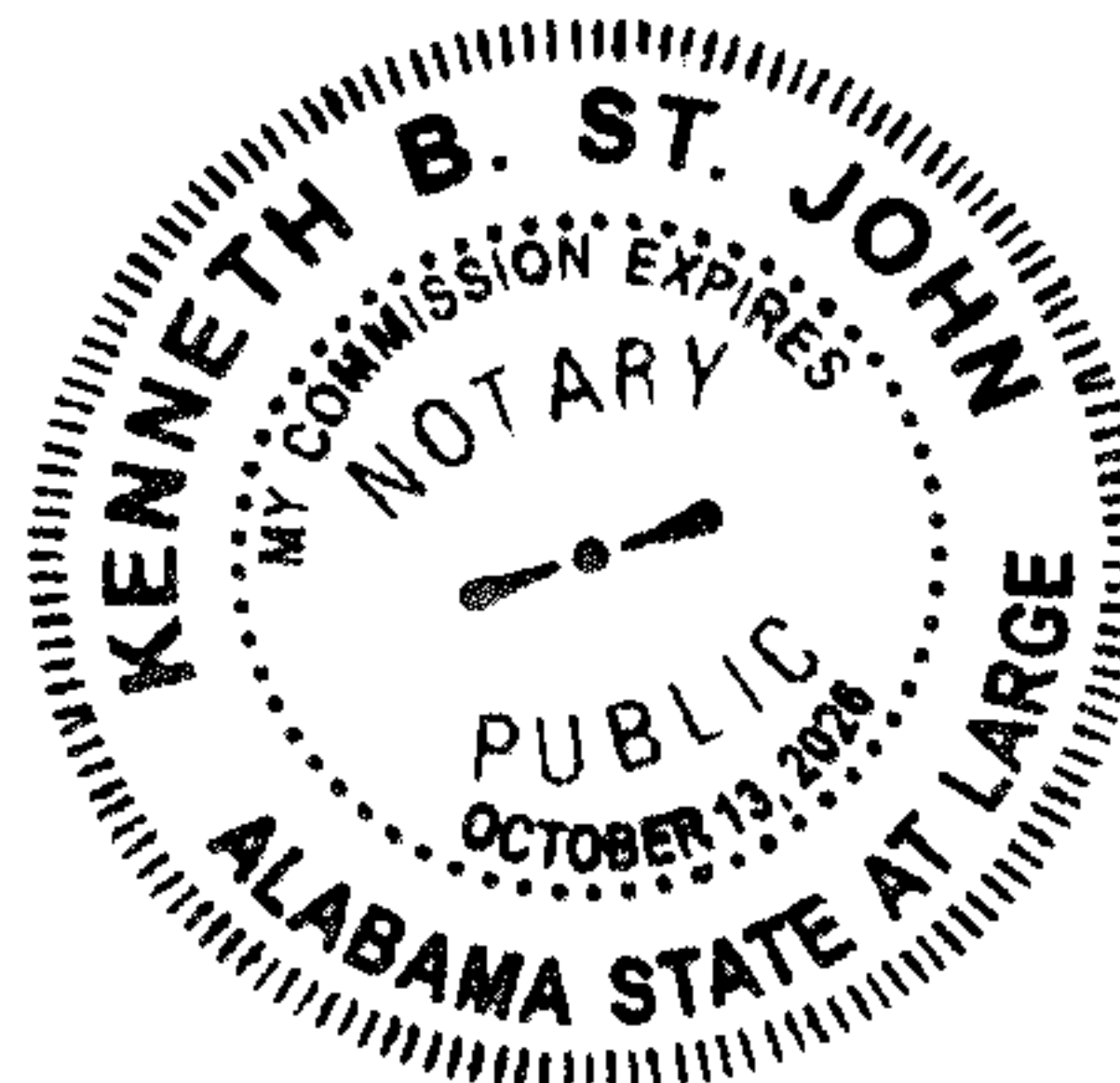
Linda G. Durrett

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Linda G. Durrett** 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, she executed the same voluntarily on the day the same bears date.

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


Notary Public : Kenneth B. St. John
My Commission Expires: 10/13/2026



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>Linda G. Durrett</u>	Grantee's Name	<u>Christopher Tolliver and Cynthia Tolliver</u>
Mailing Address	<u>1466 Falling Rock Circle</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>1521 Smokey Rd</u> <u>Alabaster, AL 35007</u>
Property Address	<u>N/A - TBD</u>	Date of Sale	<u>MAY 24, 2024</u>
	<u>Parcel ID # 23-6-24-0-000-002.001</u>	Total Purchase Price	<u>\$ 155,000.00</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)

☐ 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 05/24/2024Print HYLAND WEHUNTUnattestedSign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/24/2024 03:28:28 PM
\$183.00 BRITTANI
20240524000155860

Allie S. Beyl