



20240612000174090 1/3 \$28.50  
Shelby Cnty Judge of Probate, AL  
06/12/2024 08:17:50 AM FILED/CERT

SEND TAX NOTICE TO:  
Jermichal L. Buckhannon  
1121 Red Wal Drive  
Birmingham, AL 35215

This instrument was prepared by  
Rukeya L. McAdory McCullough, Esq.  
The McAdory Firm, LLC  
200 88<sup>th</sup> Street South  
Birmingham, AL 35206

### WARRANTY DEED

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

That in consideration of five hundred dollars and 00/100 (\$500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Nellye Heath, a single woman,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto.  
Jermichal L. Buckhannon, a single man and Jermaine J. Buckhannon, a single man.

(herein referred to as grantee, whether one or more), the following described real estate in Shelby County, Alabama to wit:

All that part of the NE ¼ of the NW ¼, Section 33, Township 18, Range 2 East.  
lying North and East of the Central of Georgia Railway Right-of-Way, IN THE  
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL I.D. 05 8 33 0 000 021.000

SITE: 184 Highway 483, Vincent, AL 35178

TO HAVE AND TO HOLD to 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 for 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 persons.

IN WITNESS WHEREOF, I have set unto my hand(s) and seal(s), this 30<sup>th</sup> day of May, 2024.

Nellye Heath (Seal)  
Nellye Heath, Seller

Shelby County, AL 06/12/2024  
State of Alabama  
Deed Tax: \$.50



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The State of Alabama )

County of Shelby )

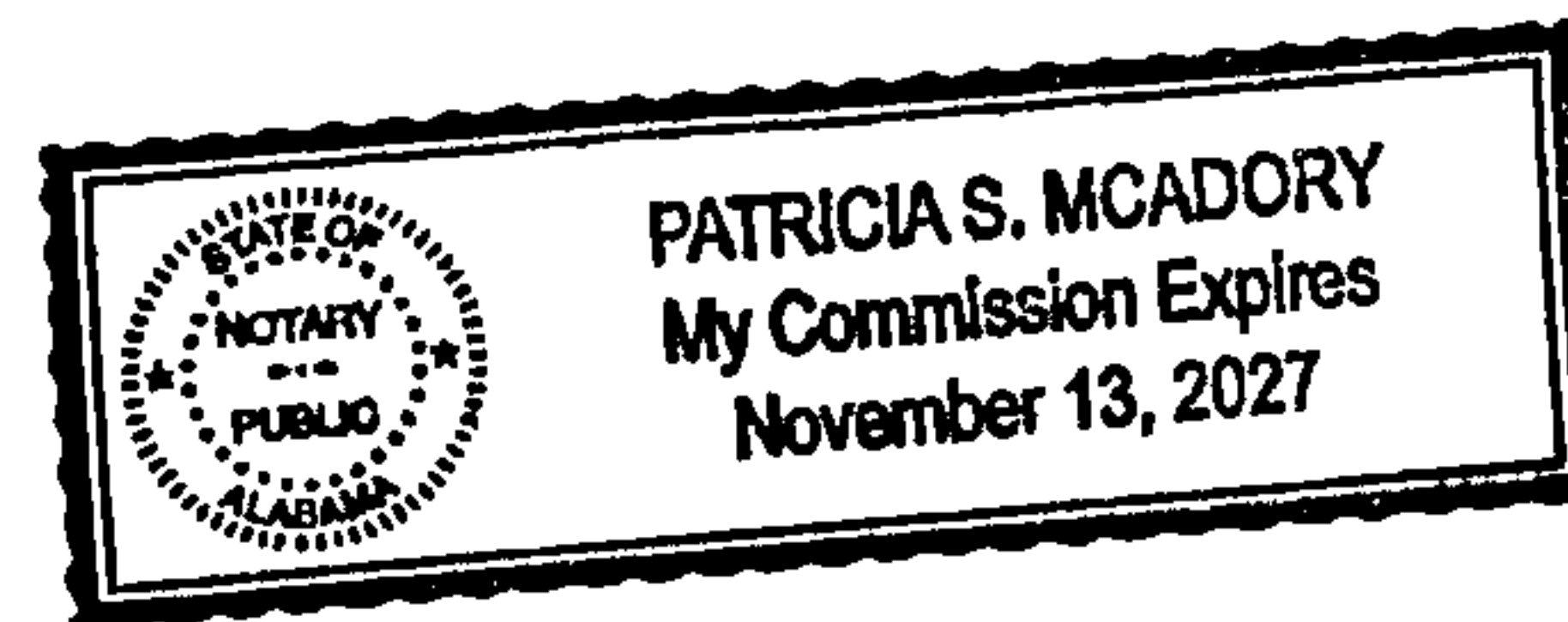
ACKNOWLEDGMENT FOR INDIVIDUAL

I, Patricia S McAdory, a Notary Public in and for said County, in said State, hereby certify that Nellye Heath 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 20<sup>th</sup> day of May, A. D. 2024

Patricia S. McAdory  
Notary Public

My Commission Expires: November 13, 2027





# Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, S.

Grantor's Name Nellie Heath  
Mailing Address 248 Dukes Lane  
Alpine, AL 35014

Grantee's Name Jermaine T. Jermichael  
Mailing Address Buckhannon  
1121 Red Lake Drive  
Birmingham, AL 35218

Property Address 184 Highway 483  
Vincent, AL 35178

Date of Sale 5/20/2024  
Total Purchase Price \$

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  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☒ Other Affidavit

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 6/12/2024

Unattested

(verified by)

Print Rakeya McDermott McCullagh, Esq.

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1