

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

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

Send Tax Notice to:
Mark L. Brown
14 Darnell Dr
Vincent AL
35178

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY THOUSAND DOLLARS AND ZERO CENTS (\$30,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Elizabeth M. Smith, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Mark L. Brown (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, 2023.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein.

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 15th day of ~~June~~ ^{July}, 2024.

Elizabeth M. Smith
Elizabeth M. Smith

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Elizabeth M. Smith**, 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 15th day of ~~June~~ ^{July}, 2024.

April Clark
Notary Public
My Commission Expires: 9-1-2024

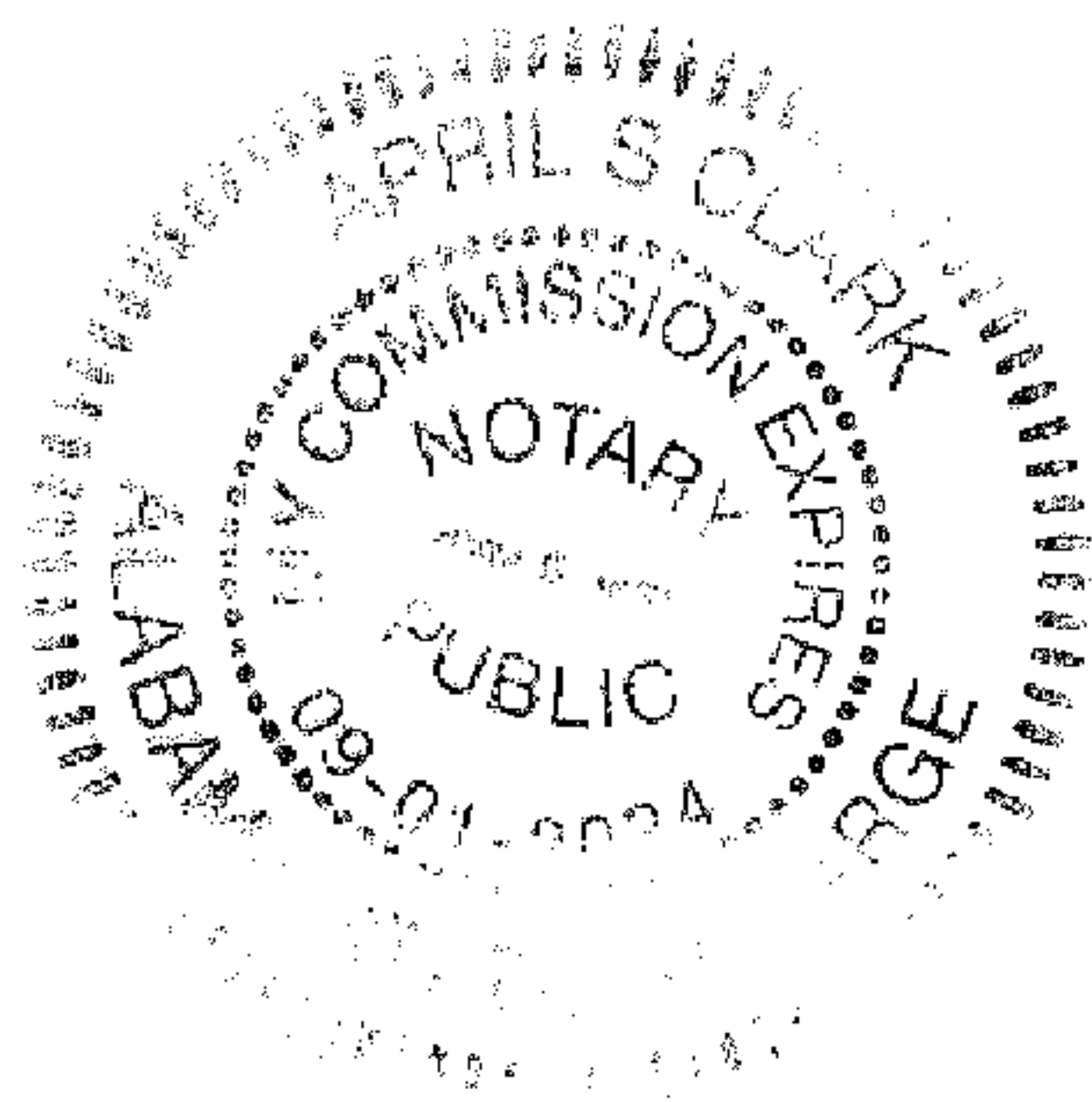


Exhibit "A"- Legal Description

That part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and that part of the the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 19, Range 2 East, described more specifically as follows:

Commencing at the Northwest corner of the said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 19, Range 2 East, and run thence South along said section line a distance of of 553 feet to an iron stob or monument which is the point of beginning of the tract of land herein conveyed; run thence East a distance of 200 feet; thence South a distance of 50 feet; thence West a distance of of 200 feet; thence North a distance of of 50 feet to the point of beginning; Containing a tract of land, rectangular in shape 50 feet by 200 feet in size. Situated and located in Vincent, Alabama.

Also, begin at the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 14, Township 19, Range 2 East and run East along the North boundary line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 50 feet to a point; thence South 9° a distance of 553 feet to the point of beginning; thence East a distance of 150 feet to a point; thence South a distance of 50 feet to a point; thence West a distance of of 150 feet to a point; thence North a distance of 50 feet to the point of beginning. Said parcel of real estate, being 50 feet X 150 feet and situated in the Town of Vincent, Alabama.

This discription from Inst No. 1996-19228, Probate Office, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/19/2024 02:09:01 PM
 \$58.00 PAYGE
 20240719000222010

Alex S. Bayl

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>Elizabeth M. Smith</u>	Grantee's Name	<u>Mark L. Brown</u>
Mailing Address	<u>330 Mulberry Ln</u> <u>Shelby AL 35143</u>	Mailing Address	<u>14 Darnell DR</u> <u>Vincent AL</u> <u>35178</u>
Property Address	<u>14 Darnell DR</u>	Date of Sale	<u>7-15-24</u>
		Total Purchase Price	\$ <u>30,000.00</u>
		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

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 Elizabeth M Smith

Unattested

(verified by)

Sign Elizabeth M Smith
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1