

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
2820 Columbiana Road, Ste 100
Birmingham, AL 35216

SEND TAX NOTICE TO:
THOMAS CAUCUTT
5245 ROY DRIVE
HELENA, AL 35080

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Fifty Seven Thousand and 00/100 Dollars (\$157,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, WALTER C. BELL AND MELISSA M. BELL, A MARRIED COUPLE (herein referred to as “Grantor”), does grant, bargain, sell, and convey unto THOMAS CAUCUTT AND GABRIELLE SILVERNESS CAUCUTT (herein referred to as “Grantee”), AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, all of his/her right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West; thence run East along the South line thereof 678.42 feet; thence 91 degrees 31 minutes left run 2015.90 feet; thence 58 degrees 09 minutes left run 93.47 feet to the Northeasterly right of way of Roy Drive; thence 39 degrees 13 minutes 51 seconds left run 494.64 feet to the point of beginning, thence 1 degree 42 minutes 54 seconds right run 320.93 feet thence 1 degree 53 minutes 07 seconds right run 203.99 feet; thence 109 degrees 18 minutes 49 seconds right run 551.33 feet to the Southerly right of way of Roy Drive and a point of a curve to the right having a radius of 257.92; thence run along said curve 80.34 feet; thence continue along the last described course 33.12 feet to a point of a curve to the left having a radius of 200.65 feet; thence run along said curve 134.70 feet, thence continue along the last described course 177.04 feet; thence 83 degrees 27 minutes 55 seconds right run 331.83 feet to the point of beginning.

Situated in Shelby County, Alabama.

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.

\$152,290.00 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and his/her assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and his/her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hands and seals, this 29th day of JULY, 2024.



WALTER C. BELL



MELISSA M. BELL

STATE OF ALABAMA)
JEFFERSON COUNTY)

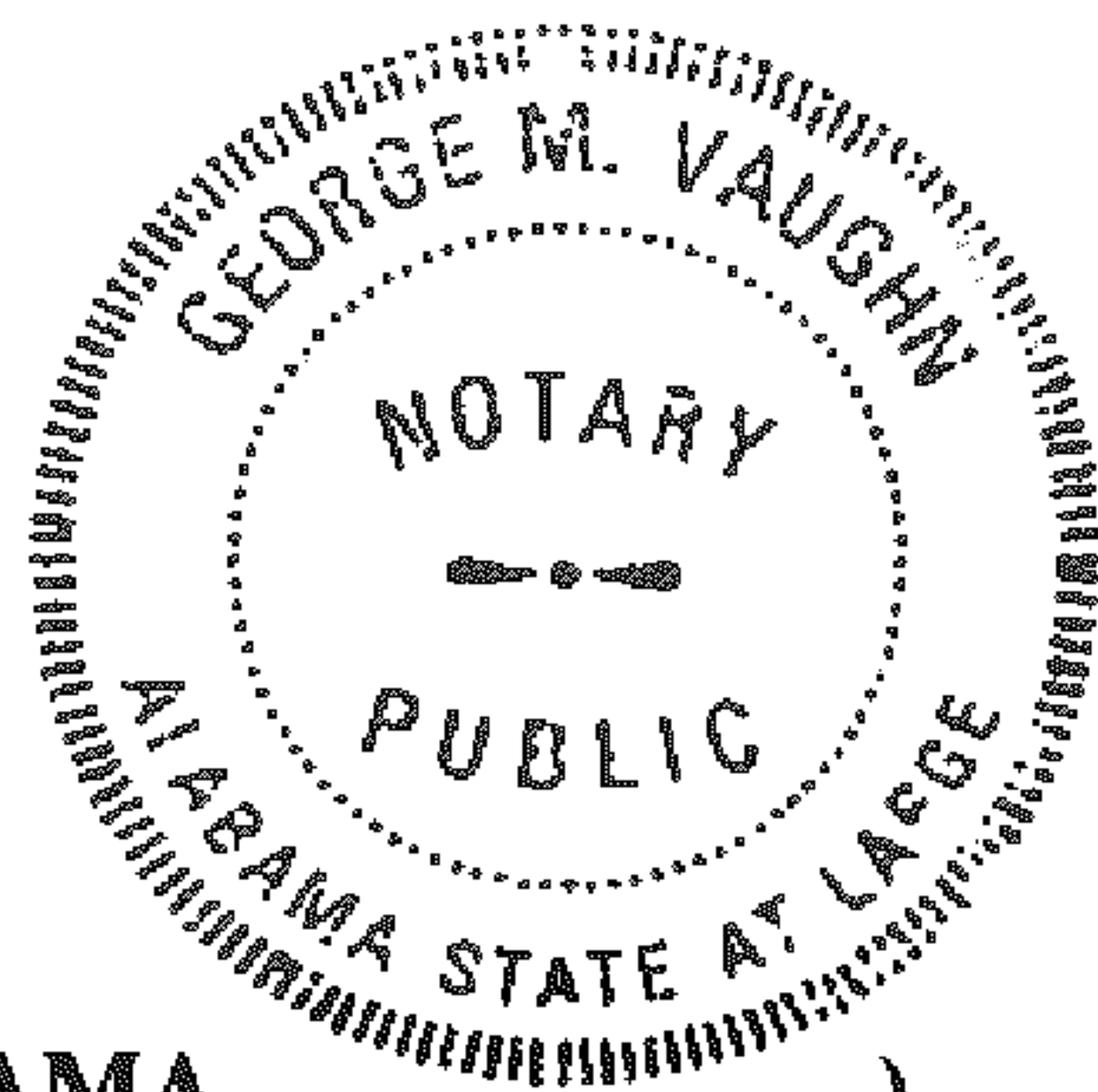
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, WALTER C. BELL whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of JULY, 2024.



Notary Public

My Commission Expires: 9/18/2025



STATE OF ALABAMA)
JEFFERSON COUNTY)

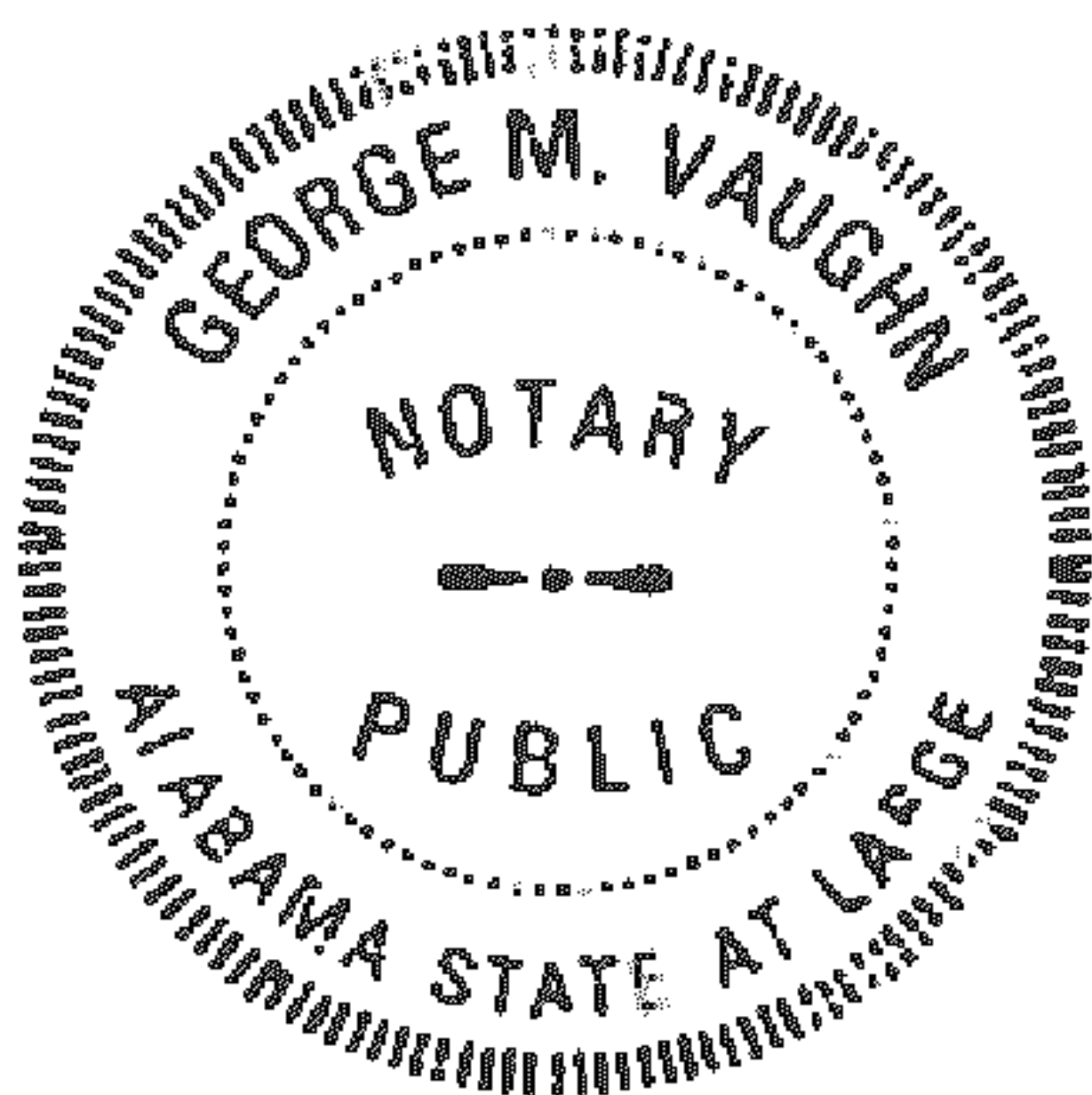
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, MELISSA M. BELL whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of JULY, 2024.



Notary Public

My Commission Expires: 9/18/2025



Real Estate Sales Validation Form

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

Grantor's Name WALTER C. BELL
Mailing Address c/o George Vaughn
2820 COLUMBIANA ROAD, Suite 100
Vestavia Hills, AL 35216

Grantee's Name THOMAS CAUCUTT
Mailing Address 5245 ROY DRIVE
HELENA, AL 35080

Property Address 5245 ROY DRIVE
HELENA, AL 35080

Date of Sale JULY 29, 2024
Total Purchase Price \$157,000

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 ☐ 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 7/29/2024

Print George M. Vaughn

☐ Unattested
(verified by)

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

eForms

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2024 09:16:09 AM
\$33.00 JOANN
20240730000233990

Allen S. Bayl