

SEND TAX NOTICE TO:  
TaKisha L. Motley  
1171 Spring Creek Road  
Montevallo, AL 35115

This instrument was prepared by  
Frank Steele Jones  
Regency Closing & Title, LLC  
500 Southland Drive  
Suite 230  
Birmingham, Alabama 35226

**WARRANTY DEED**

State of Alabama            )  
                                          )        **KNOW ALL MEN BY THESE PRESENTS:**  
Shelby County                )

That in consideration of **Seventy Thousand Dollars and No Cents (\$75,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **TaKisha L. Motley, an unmarried woman and the sole heir of Albert Motley, deceased**, (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **TaKisha L. Motley** (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Begin at a found 2" open pipe, being the SW corner of the SE ¼ of the SW ¼ of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama; Thence run North 00°44'46" East along the West line of said ¼ - ¼ for 74.87'; Thence run North 79°20'25" East for 634.60' to a ½ rebar; Thence run South 36°46'23" East for 209.18' to a found RR Spike; Thence run North 53°35'03" for 421.25' to a found RR Spike ; Thence run North 36°59'09" West for 209.18' to a found RR Spike, Thence run South 53°28'49" West for 209.68' to a found connection cap; Thence run North 36°37'02" West for 625.98' to a RVS cap on the southerly line of Motley Avenue; Thence run North 28°21'41" East along said line for 279.63' to a found 1" open pipe; Thence run South 36°02'08" East for 198.13' to a 1/2" rebar, Thence run South 18°02'08" East to a found SWA cap; Thence run South 83°03'15" East for 51.15' to a found cap; Thence run South 83°37'44" East for 296.15' to a found cap; Thence run North 67°51'44" East for 82.68' to a found SCD cap; Thence run North 17°32'17" West for 98.50' to a cap ; Thence run North 25°09'33" East for 95.36' to a Webb cap; Thence run South 88°22'11" East for 114.33' to a cap on the East line of said ¼ - ¼ ; Thence run South 00°56'06" West, along said ¼ - ¼ line for 1088.93' to a found 1/2" rebar, being the SE corner of said ¼ - ¼ Thence run North 88°41'08" West along the south line of said ¼ - ¼ for 1319.03' to the point of beginning. Containing 14.4222 acres.**

**Albert Motley is one and the same person as Albert J. Motley as referenced in Instrument# 1995-32236.**

**Albert Motley deceased on or about 01/17/12.**

**Subject to ad valorem taxes for the years 2023, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.**

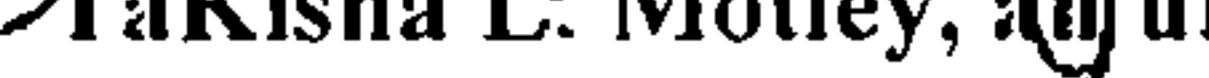
**This property does not constitute the homestead of the seller.**

**TO HAVE AND TO HOLD to the said grantee, as fee simple owner, his heirs, successors and/or assigns forever.**

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2<sup>nd</sup> day of May, 2024.

**\$90,000.00 of the purchase price recited was paid from mortgage loan closed simultaneously herewith.**

  
\_\_\_\_\_(Seal)  
**TaKisha L. Motley, an unmarried woman and the  
sole heir of Albert Motley, deceased**

\_\_\_\_\_(Seal)

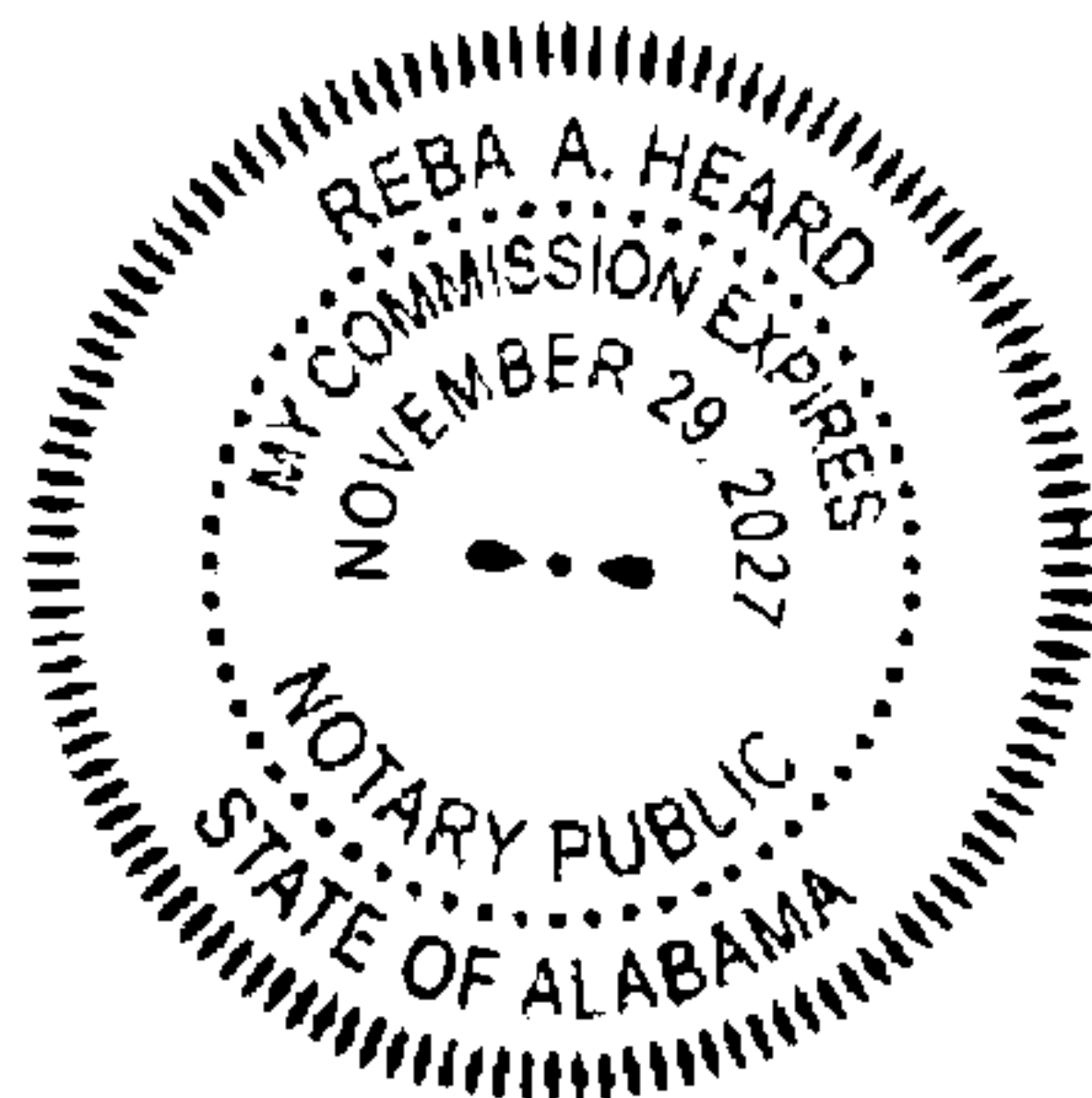
State of Alabama )  
 )  
Shelby County ) General Acknowledgment

I, Reba A. Heard, a Notary Public in and for said County, in said State, hereby certify that , **TaKisha L. Motley, an unmarried woman and the sole heir of Albert Motley, deceased**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily as their own act on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of May, 2024.

  
 \_\_\_\_\_  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

(Seal or stamp)



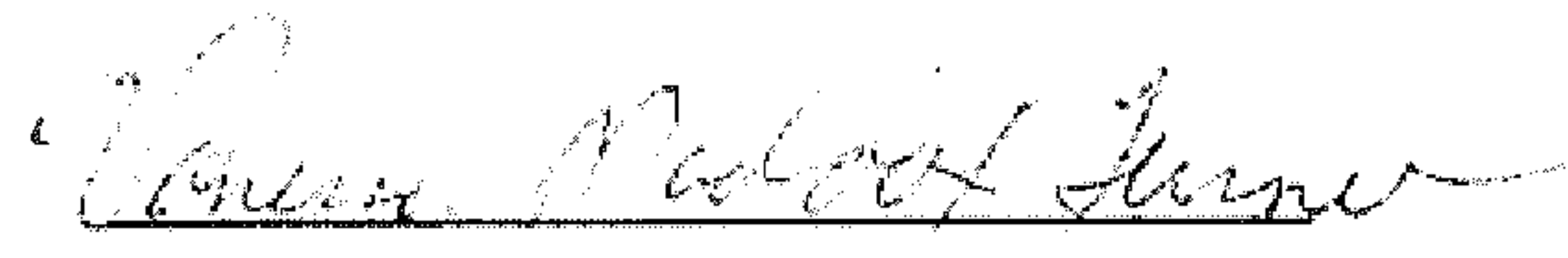
## HEIR AFFIDAVIT

My name is **Vanessa Maddox Turner**, and I am over the age of nineteen years old. I reside at 103 Big Oak Dr, Maylene, AL 35114, in Shelby County, and I am of sound mind.

I knew **Albert Motley** and **Carrie Motley**, during their lifetime, for approximately 12 years or more and I am familiar with all the members of their family. **Albert Motley** was married to **Carrie Motley**, and they had one (1) child: Namely TaKisha Motley. **Carrie Motley** died intestate on or about October 23, 1997, proceeding her husband **Albert Motley** she was survived by her husband and one child listed on exhibit "A", having no other descendants or spouse.

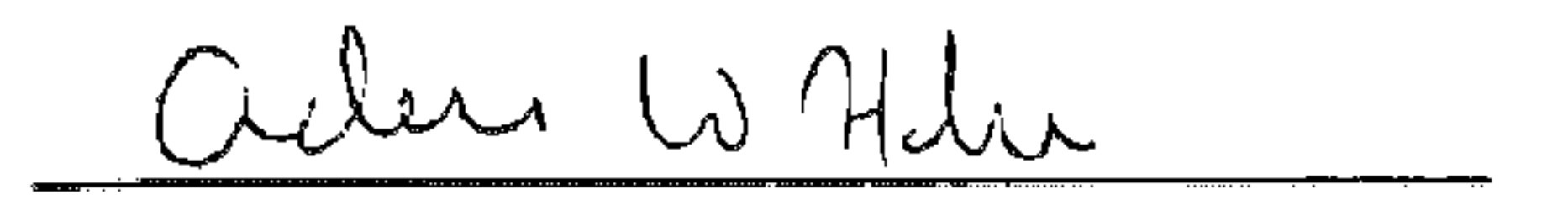
**Albert Motley** dies intestate on or about January 17, 2012, he was survived by his one (1) child. Albert Motley and Carrie Motley had no other children, no other descendants other than TaKisha Motley and no other spouses.

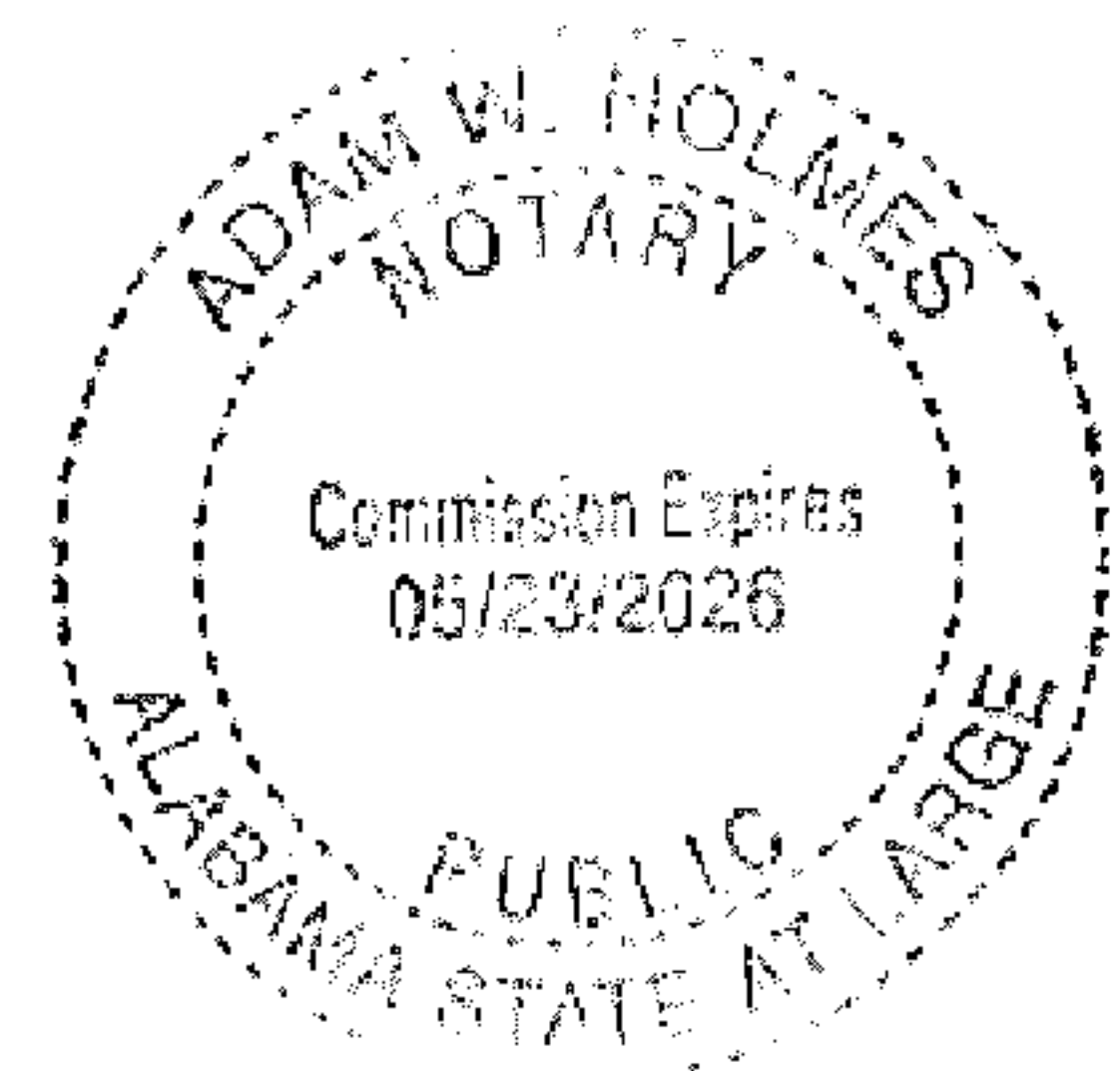
This affidavit is given for the sole purpose of establishing the heirs of **Albert Motley**.

  
Vanessa Maddox Turner

Before me, the undersigned, a notary public in and for said county in said, personally appeared **Vanessa Maddox Turner**, who being first duly sworn, makes oath that he has read the foregoing Affidavit and is informed and believes, and upon such information and belief, avers that the facts alleged therein are true and correct.

Subscribed and sworn to before me this 30 day of December, 2023.

  
Notary Public  
My Commission Expires: 05 23 2026



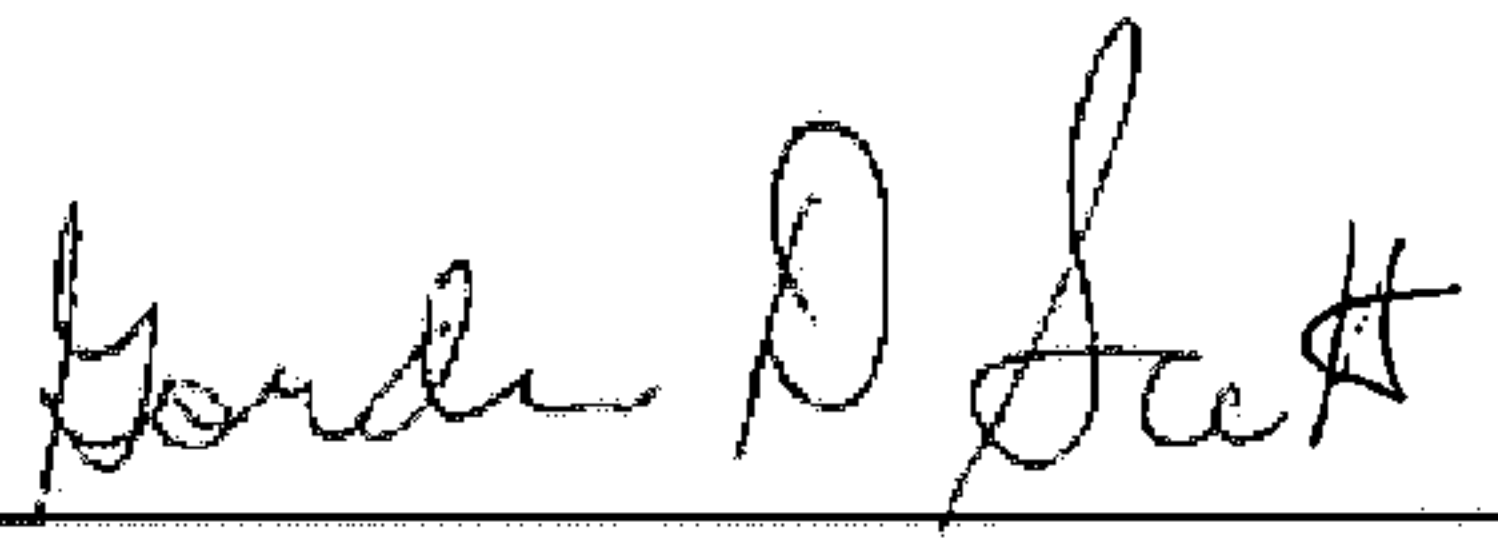
## HEIR AFFIDAVIT

My name is **Gordon D. Scott**, and I am over the age of nineteen years old. I reside at 307 Orchid Road, Birmingham, AL 35215, in Jefferson County, and I am of sound mind.

I knew **Albert Motley** and **Carrie Motley**, during their lifetime, for approximately 10 years or more and I am familiar with all the members of their family. **Albert Motley** was married to **Carrie Motley**, and they had one (1) child: Namely TaKisha Motley. **Carrie Motley** died intestate on or about October 23, 1997, proceeding her husband **Albert Motley** she was survived by her husband and one child listed on exhibit "A", having no other descendants or spouse.

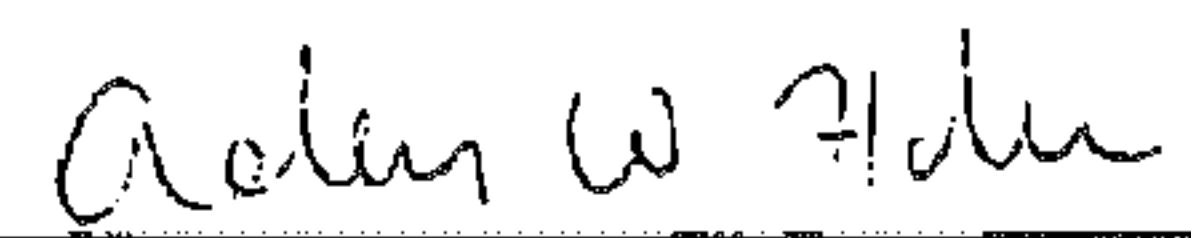
**Albert Motley** dies intestate on or about January 17, 2012, he was survived by his one (1) child. Albert Motley and Carrie Motley had no other children, no other descendants other than TaKisha Motley and no other spouses.

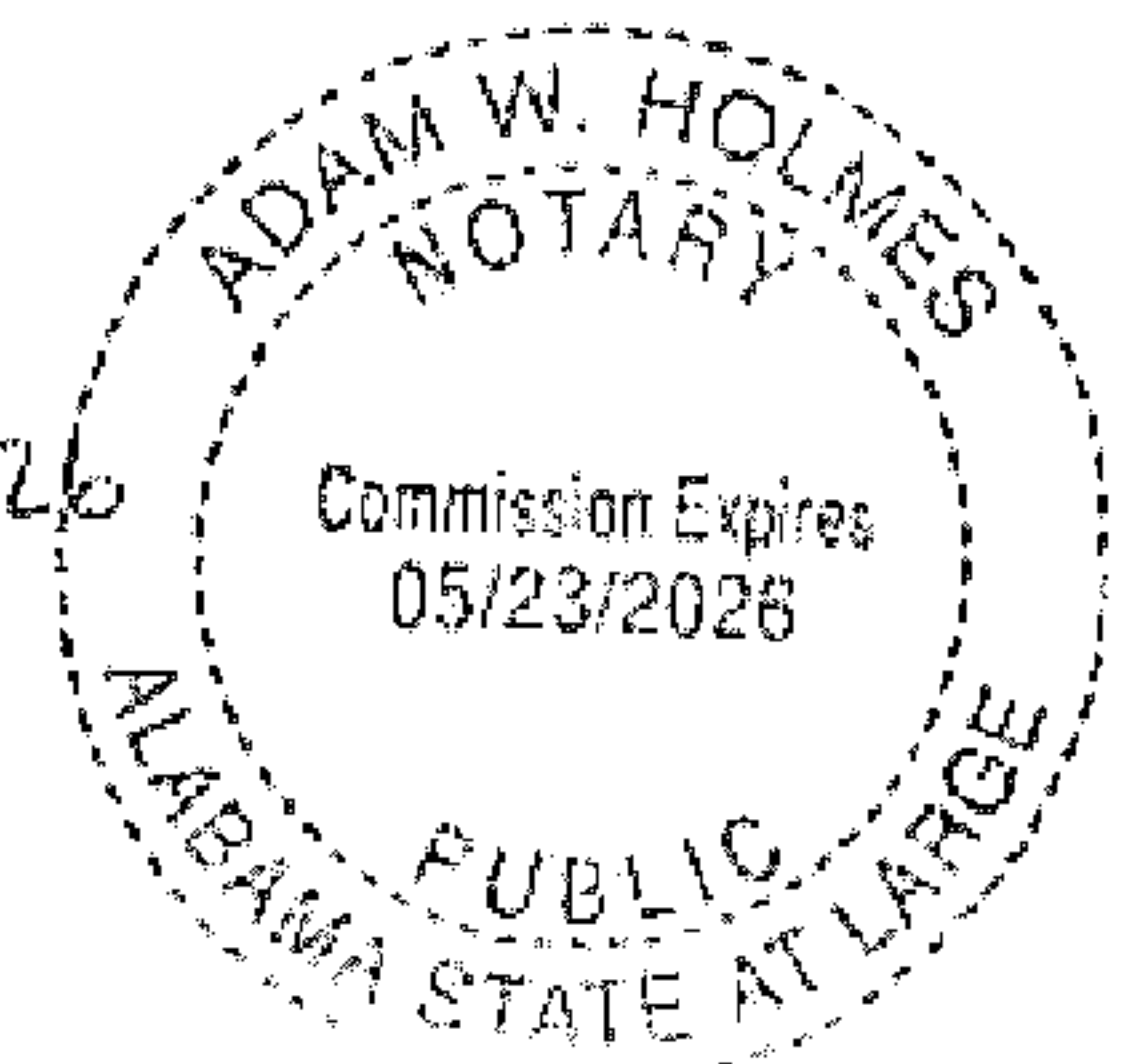
This affidavit is given for the sole purpose of establishing the heirs of **Albert Motley**.

  
Gordon D. Scott

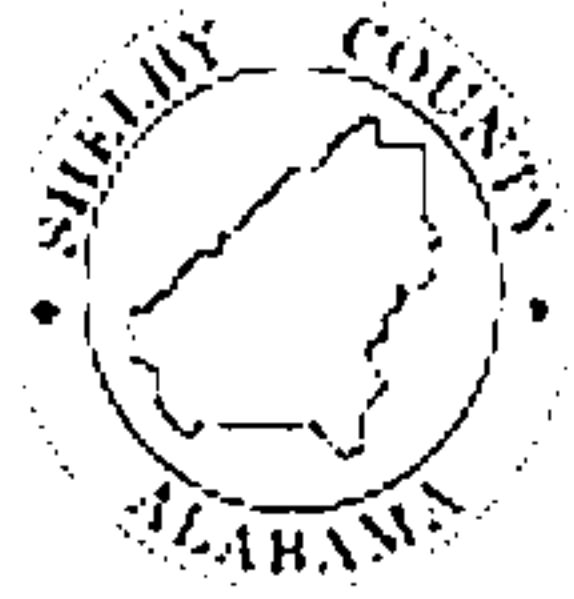
Before me, the undersigned, a notary public in and for said county in said, personally appeared **Gordon D. Scott**, who being first duly sworn, makes oath that he has read the foregoing Affidavit and is informed and believes, and upon such information and belief, avers that the facts alleged therein are true and correct.

Subscribed and sworn to before me this 30<sup>th</sup> day of December, 2023.

  
Notary Public  
My Commission Expires: 05-23-2026



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/30/2024 11:38:30 AM  
 \$36.00 LAURA  
 20240730000234840



*Allen 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 Takisha Motley  
 Mailing Address 46 Motley Avenue  
Montevallo, AL 35111

Grantee's Name Takisha L. Motley  
 Mailing Address 1171 Spring Creek Road  
Montevallo, AL 35115

Property Address 46 Motley Avenue  
Montevallo, AL 35111

Date of Sale 5/2/24  
 Total Purchase Price \$ 75,000.00

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 Reba A. Heard

☐ Unattested

Sign

Reba A. Heard

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1