



20240816000256480 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/16/2024 12:47:28 PM FILED/CERT

This Instrument Prepared By:

Name: Michael A. Hensley
Address: PO Box 1639
Columbiana, AL 35051

SEND TAX NOTICE TO:

Name: Mickey Poe Alexander
Address: 195 Clearbrook Lane
Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE THOUSAND DOLLARS (\$1,000.00) and other good and valuable consideration paid by Mickey Poe Alexander, the receipt in full and sufficiency whereof is acknowledged, the undersigned, Estate of Clara Bell Poe, by Mickey Poe Alexander, Personal Representative(herein after referred to as grantor) does hereby grant, bargain, sell and convey unto the said Mickey Poe Alexander, (herein after referred to as grantee) a married woman, residing at 195 Clearbrook Lane, City of Calera, County of Shelby, State of Alabama all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

PARCEL 1:

A certain parcel or tract of land described as follows: Commencing at the SE corner of the NE1/4 of NE1/4 of Section 34, Township 21 South, Range 1 West, and run North along the Eastern boundary of said Section to its intersection with the Southern boundary of the right of way of Highway No. 25, known as Columbiana-Calera Highway; run thence in a Westerly direction along said boundary of said highway 1,000.00 feet to the point of the beginning of the lot herein conveyed; thence turn an angle of 90 degrees to the left and run 210 feet; run thence in a Westerly direction and parallel with said highway 210 feet; thence run in a Northerly direction and parallel with the East side of said lot 210 feet more or less, to the southern boundary of said highway; thence run in an Easterly direction along said southern boundary of said highway 210 feet to the point of beginning of the lot herein conveyed; containing one acre, more or less, and situated in the NE1/4 of the NE1/4 of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama, including all improvements on said described property.



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PARCEL 2:

Begin at the SE corner of NW1/4 of the NE1/4 Section 34, Township 21 South, Range 1 West; thence South 87 degrees 00' West 69.0 feet; thence 88 degrees 45' right 458.0 feet; thence 93 degrees 30' right along South right of way of Highway 25 210.0 feet thence 85 degrees 15' right 452.0 feet; thence 91 degrees 15' right 141.0 feet to beginning corner.

It is the intention to convey, whether correctly described herein or not, that property described in Deed Book 162, page 504, in the Probate Records of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

To have and to hold, unto the said Mickey Poe Alexander, her heirs and assigns in fee simple, forever.

In Witness Whereof, the Estate of Clara Bell Poe, has caused these presents to be executed by its duly authorized Personal Representative Mickey Poe Alexander.

Dated this 17th day of May, 2021.

Estate of Clara Bell Poe

By Mickey Poe Alexander

Personal Representative / Grantor

Mickey Poe Alexander

Mickey Poe Alexander, Grantee

195 Clearbrook Lane

Calera, AL 35040



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STATE OF ALABAMA)

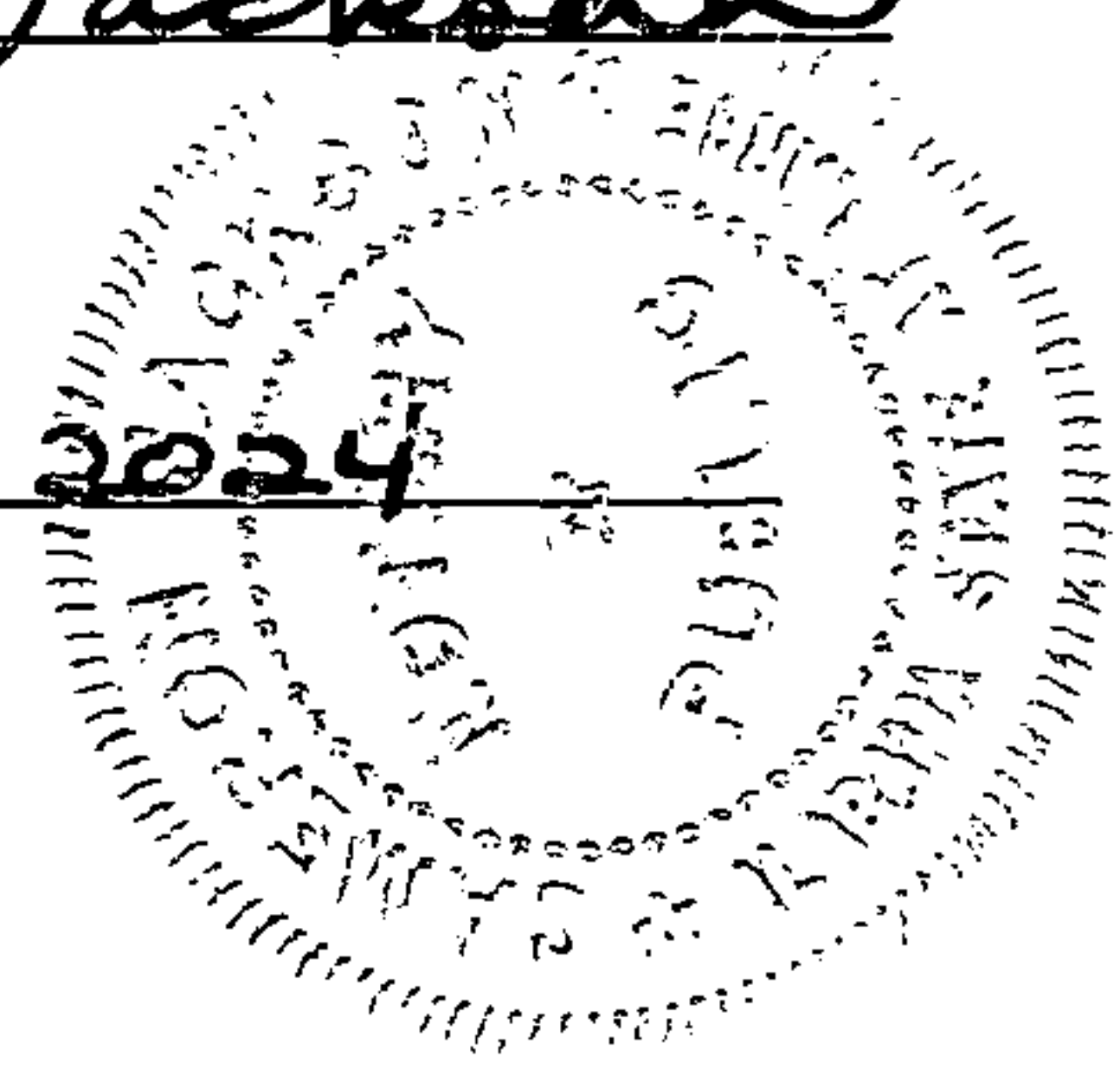
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mickey Poe Alexander** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of May, 2021.

Cameron Jackson
Notary Public

My Commission Expires: 2024



Real Estate Sales Validation Form

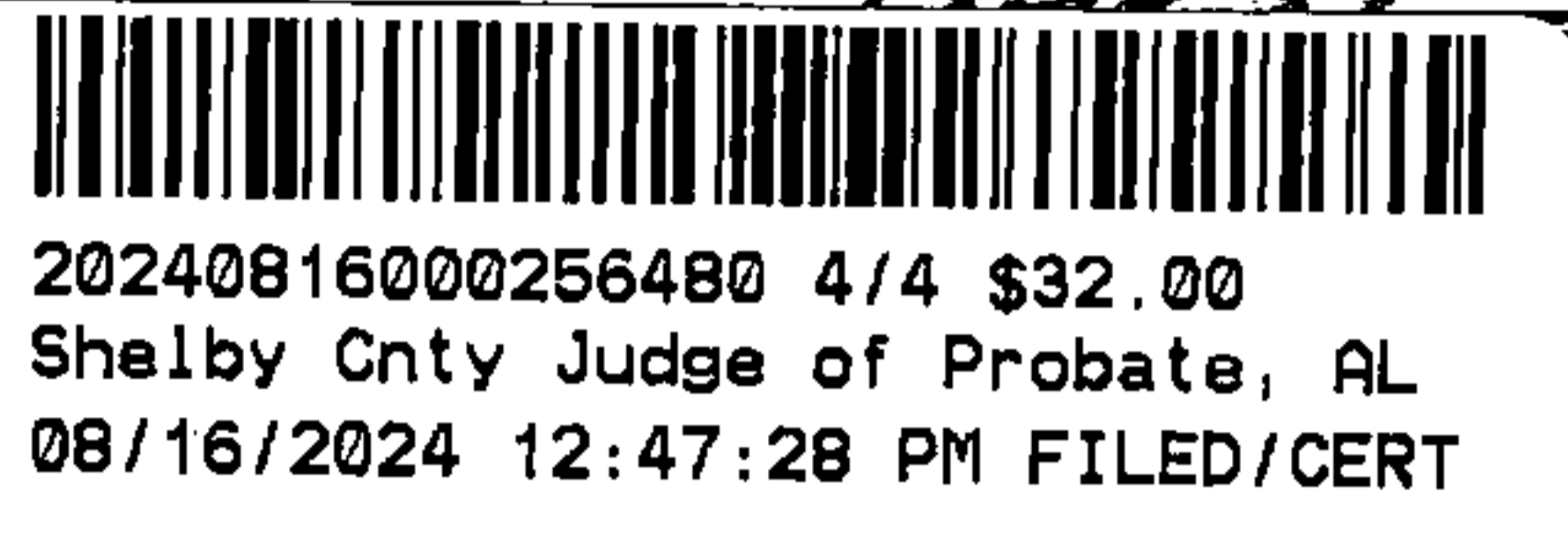
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Clara Bell Poe
Mailing Address 195 Clearbrook Lane
Calera, AL
35040

Grantee's Name Mickey Poe Alexander
Mailing Address 195 Clearbrook Lane
Calera, AL
35040

Property Address 14554 1477 Old Hwy 25
Columbiana, AL
35051

Date of Sale 5-17-2021
Total Purchase Price \$ 1,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ 74,170



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 Per Will

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 8-16-2025

Print Michael A Hensley

Unattested
(verified by)

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