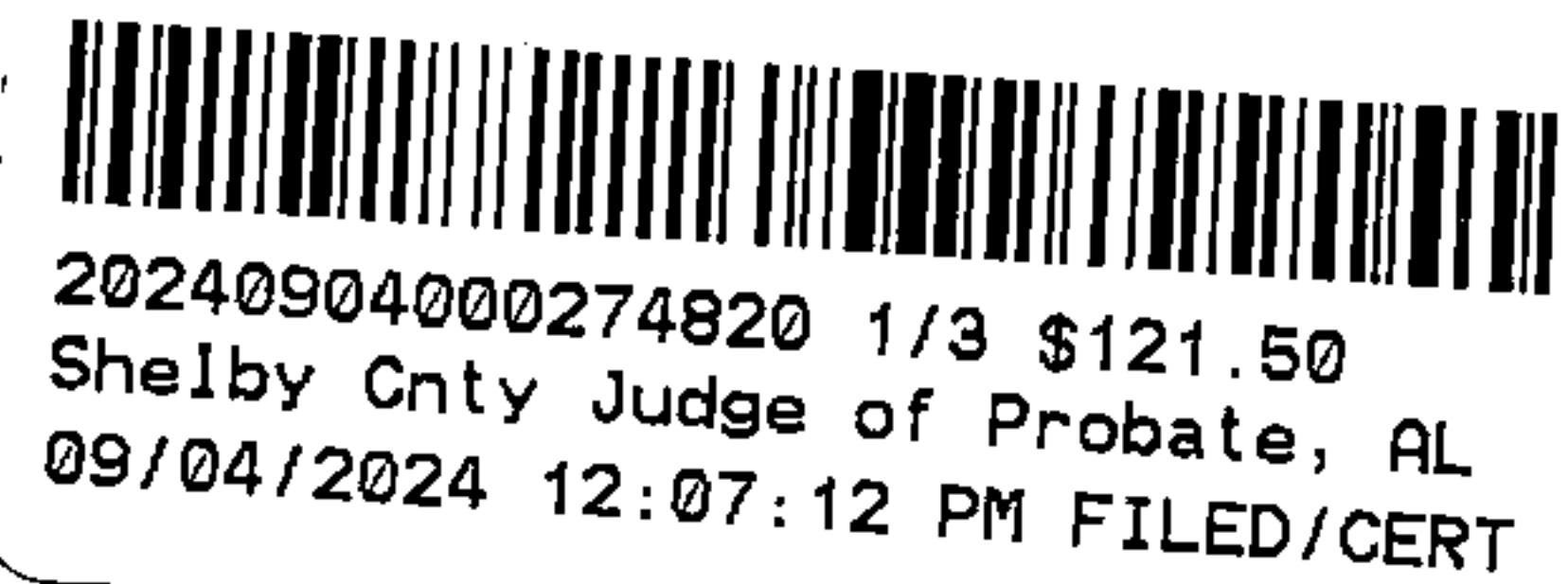




This Instrument Prepared by:

Ralph J. Bolen, Esq.

Post Office Box 201

Chelsea, Alabama 35043-0201

Send Tax Notice to:

WARRANTY DEED

This deed was prepared without the benefit of a title search or title policy.

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Dollar and No/100 Dollars (\$1.00) to **Teresa Renea Springer**, in hand paid by Terry Burrough Payne, Grantees, the receipt whereof is hereby acknowledged I Grant, Bargain, Sell and Convey unto the said Grantees,, all of my right, title, interest, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land being located in Northwest Quarter of Section 28, Township 18 South, Range 2 East and being a part of Lot 2B of a Resubdivision of Lot No. 2 of Calcis Valley , as recorded in Map Book 28, Page 87 in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of Lot 2B, of a Resubdivision of Lot 2 of Calcis Valley, As recorded in Map Book 28, Page 87 in the Office of the Judge of Probate, Shelby County, Alabama, thence S 89°22'46" W and run a distance of 634.02 feet to the Point of Beginning; thence continue S 89°22'46" W and run a distance of 522.70 feet; thence S 00°53'31" E and run a distance of 216.24 feet; thence S 00°51'56 E and run a distance 203.96 feet; thence N 88°13'49" E and run a distance of 976.66 feet; thence N 50°01'18" E and run a distance of 60.96 feet; thence N 33°50'36" E and run a distance of 95.30 feet; thence N 14°52'31" E and run a distance of 99.15 feet; thence S 88°58'02" W and run a distance of 600.02 feet; thence 01°01'58" E and run a distance of 219.87 feet more or less to the point of beginning.

Said parcel being located in the Northwest quarter of Section 28, Township 18 South, Range 2 East, containing 7.78 acres more or less, Less and Except any portion of the subject property lying with in any road right-of-way.

This deed was prepared without a survey.

Subject to easements, restrictions and reservations of record, if any.

TO HAVE AND TO HOLD to the said Grantee, her heirs, assigns and successors forever. It being the intention of the parties to this conveyance, that And I do, for **Teresa Renea Springer** heirs, executors and administrators, covenant with the said Grantees heirs, assigns and successors, that I am lawfully seized in fee simple of said premises: that they are free from all encumbrances: Terry Burrough Payne has a good right to sell and convey the same as aforesaid; that Terry Burrough Payne heirs, executors and administrators shall, warrant and defend the same to the said Grantees heirs, assigns and successors forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 30th day of August A.D. 2024.

Executed and delivered in the presence of

Shelby County, AL 09/04/2024
State of Alabama
Deed Tax: \$93.50



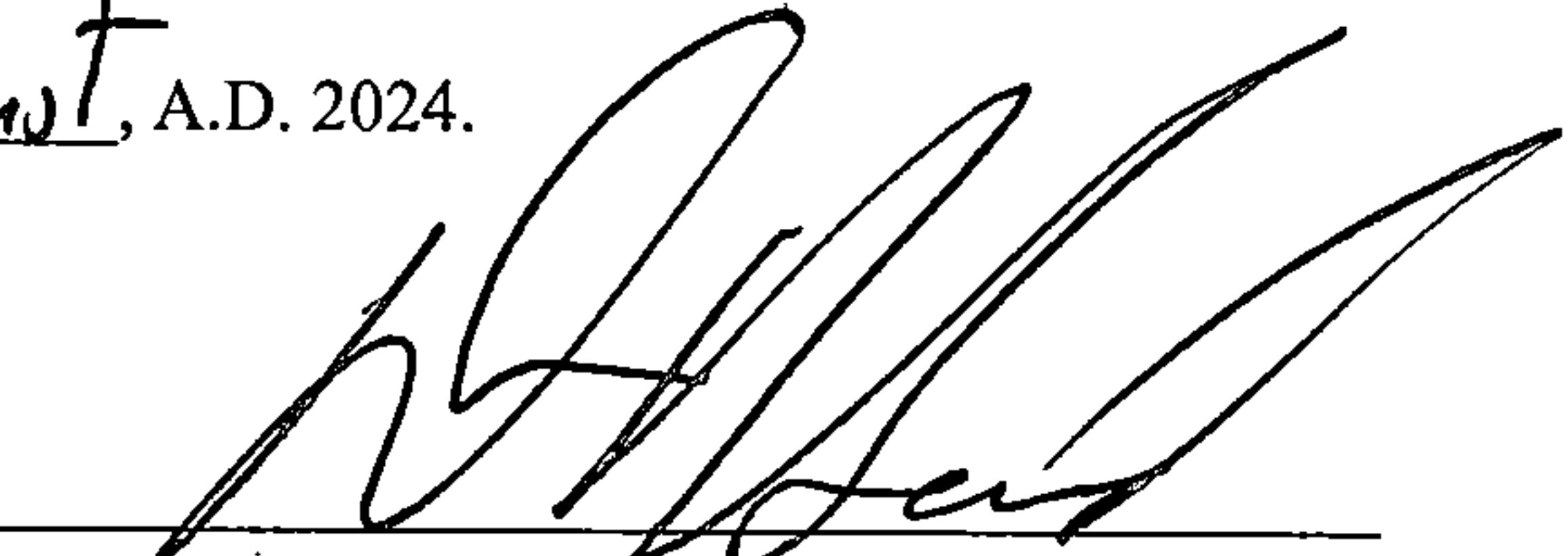
20240904000274820 2/3 \$121.50
Shelby Cnty Judge of Probate, AL
09/04/2024 12:07:12 PM FILED/CERT

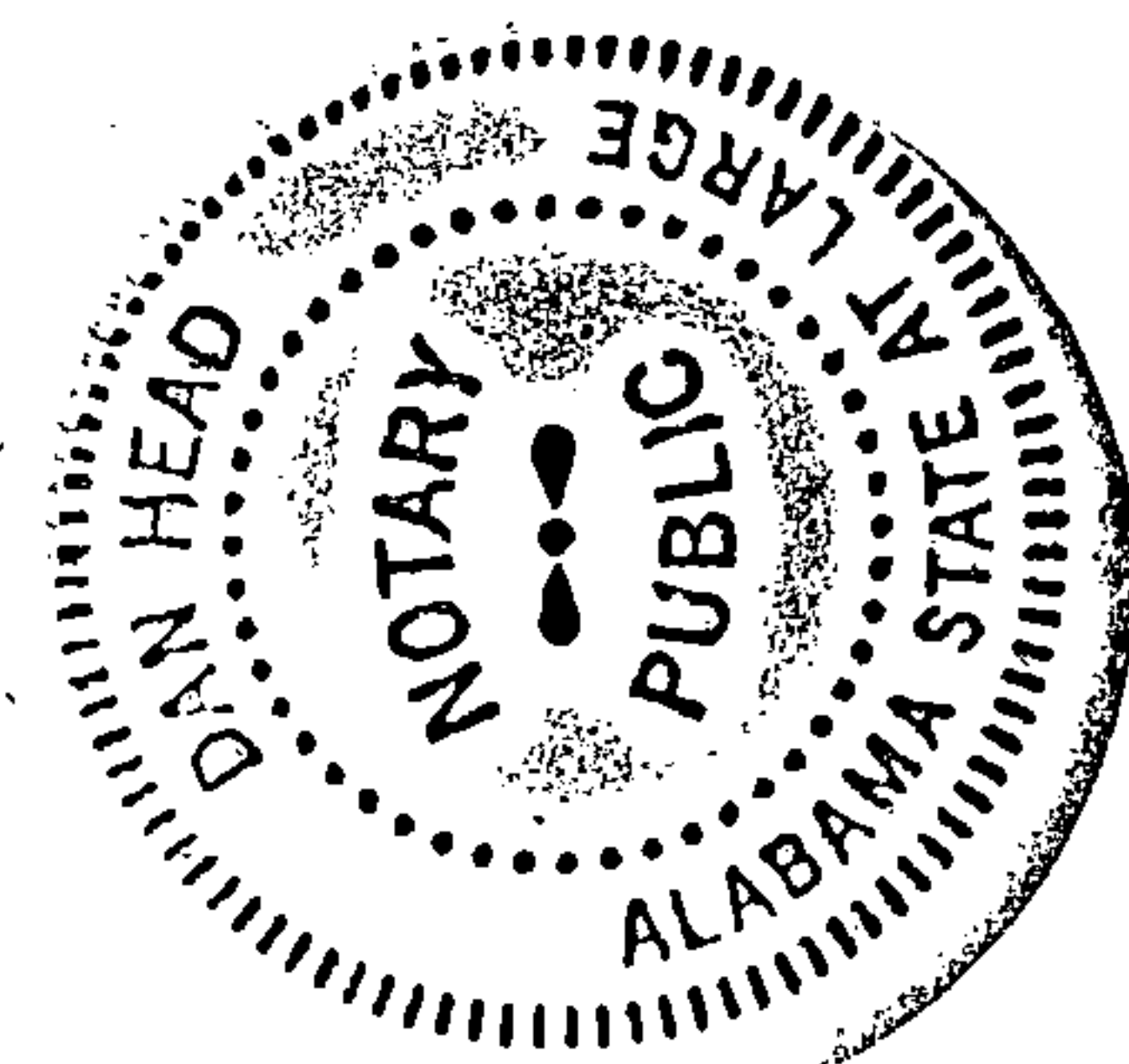

Terry Burrough Payne

STATE OF ALABAMA)
SHELBY COUNTY)

I, a Notary Public in and for said State and County aforesaid, hereby certify that Terry Burrough Payne whose name is signed to the following conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 30th day of August, A.D. 2024.


Notary Public
My commission expires: 12/9/2024



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

JEFFERY BURROUGHS FAYNE
Hwy 438
Vincennes AL

Grantee's Name
Mailing Address

JEFFERSON DONALD SPRINGER
18175 HUNTERS
STERRET AL 39447

Property Address

Hwy 438
Vincennes AL

Date of Sale

8-30-2024

Total Purchase Price

\$ NONE

or

Actual Value

\$

or

Assessor's Market Value

\$ 93,476.00

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

Settlement of lawsuit
No Sale No Money changes

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 any

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

9-4-2024

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20240904000274820 3/3 \$121.50
Shelby Cnty Judge of Probate, AL
09/04/2024 12:07:12 PM FILED/CERT