

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:
Mary Carleena Williams
1044 Westover Rd
Sternett, AL 35147

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Nancy Elaine Hamm, a single woman and Carlos Dale Hamm, a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Mary Carleena Williams (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:

3. Ad valorem taxes due and payable October 1, 2024.
4. Easements, restrictions, rights of way, and permits of record.

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 25th day of June 2024.

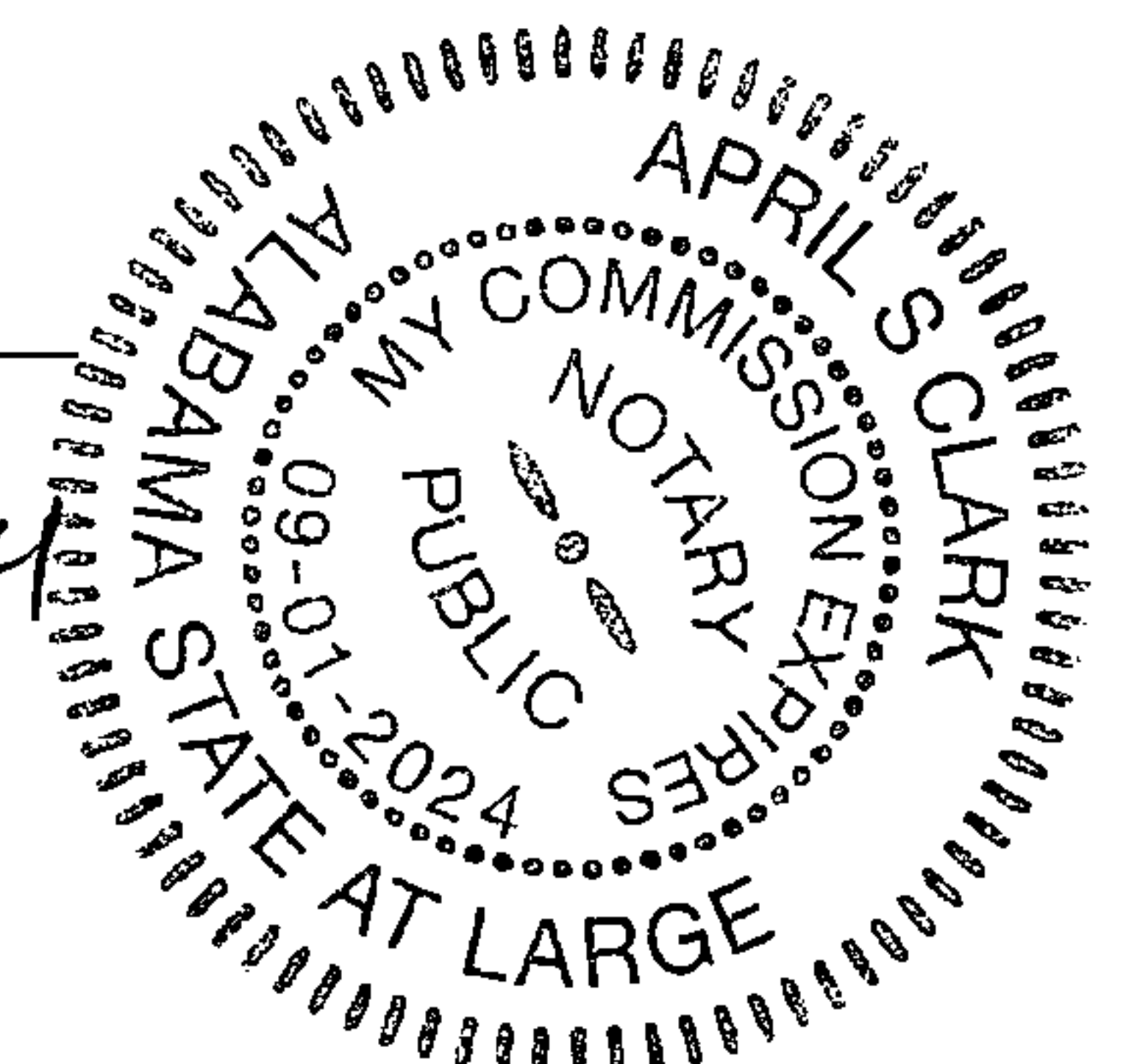
<u>Nancy Elaine Hamm</u>	<u>Carlos Dale Hamm</u>
<u>By Amanda Putterie, Attorney in Fact</u>	<u>By Amanda Putterie, Attorney in Fact</u>
Nancy Elaine Hamm	Carlos Dale Hamm
By: Amanda Putterie, Attorney in Fact	By: Amanda Putterie, Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Amanda Putterie, as Attorney In Fact for Nancy Elaine Hamm and Amanda Putterie as Attorney in Fact for Carlos Dale Hamm**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June 2024.

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





20241004000311810 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
10/04/2024 01:36:19 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

All my interest in and to the following described property:

Commence at the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama (also being the NW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said section 25); thence run North $88^{\circ}32'44''$ East for 363.03 feet; thence run South 1108.24 feet to the POINT OF BEGINNING; thence continue along the last course for 208.71 feet to a point on the North R.O.W. of U.S. Highway No 280; thence run North $81^{\circ}41'30''$ West along the North R.O.W. of said highway for 28.83 feet; thence run North $87^{\circ}24'08''$ West along the North R.O.W. of said highway for 179.68 feet; thence run North for 208.71 feet to a point; thence run Easterly for 208.71 feet more or less to the POINT OF BEGINNING.

Real Estate Sales Validation Form

20241004000311810 3/3 \$33.00
Shelby Cnty Judge of Probate, AL
10/04/2024 01:36:19 PM FILED/CERT

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

Grantor's Name Nancy Elaine Hamm
Mailing Address 225 Liberty Ln
Chelsea, AL 35043

Grantee's Name Mary Catherine Williams
Mailing Address 1044 Westover Rd
Sterrett, AL 35147

Property Address Average

Date of Sale 25 June 24
Total Purchase Price \$

or
Actual Value \$ \$15000

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 25 June 24

Print M. L. A. Johnson

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1