


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:
Sandy Carole Williams

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20241004000311970 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
10/04/2024 02:52:43 PM FILED/CERT

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, **Sandy Carole 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:

1. Ad valorem taxes due and payable October 1, 2024.
2. 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.

x *Nancy Elaine Hamm*

x *Carlos Dale Hamm*

x *By Amanda Putterie, Attorney in Fact*

x *By Amanda Putterie, Attorney in Fact*

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.

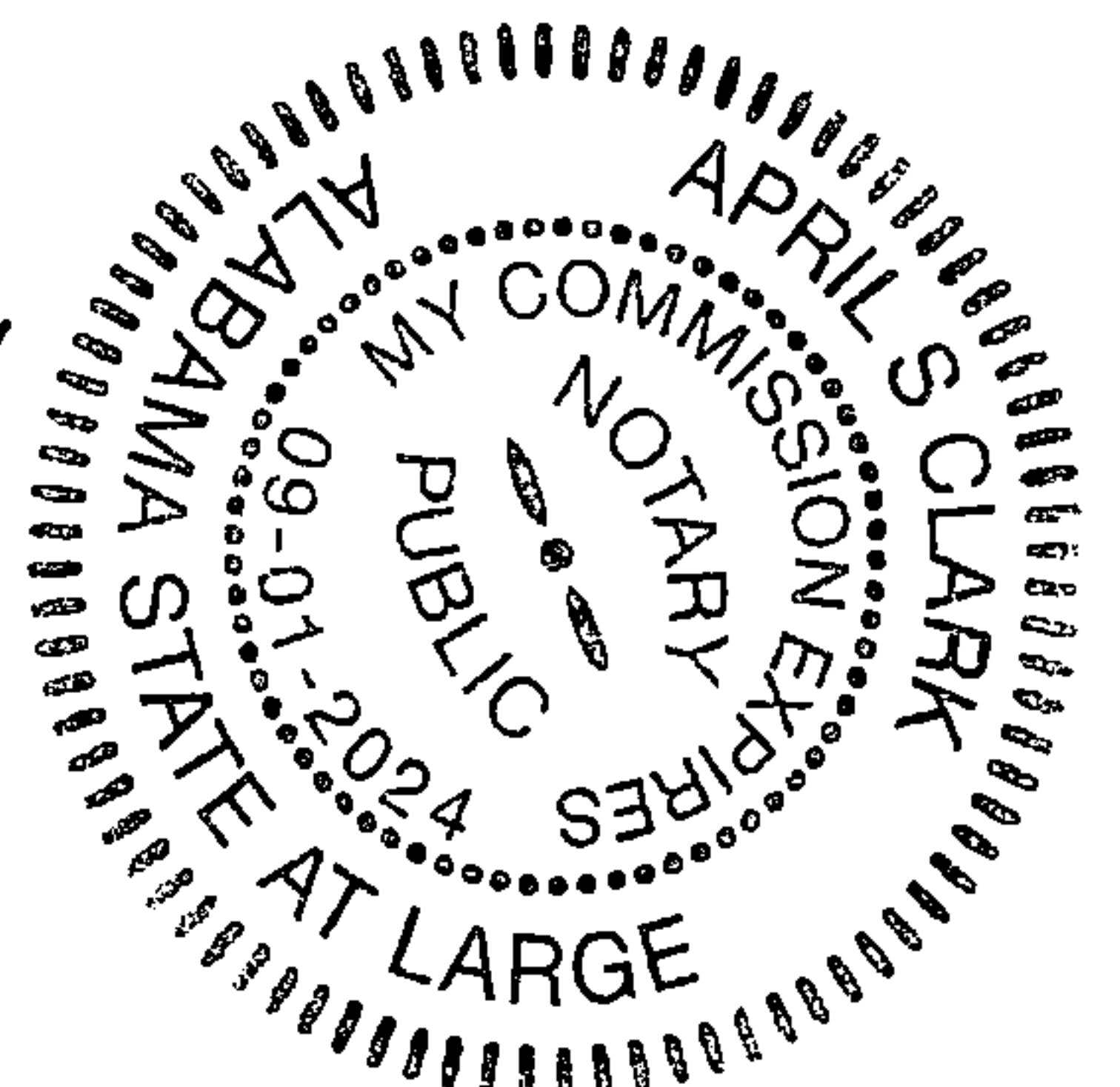
Shelby County, AL 10/04/2024
State of Alabama
Deed Tax: \$5.00

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

April Clark

Notary Public

My Commission Expires 9-1-2024





20241004000311970 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
10/04/2024 02:52:43 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 (said point 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°32' East for 154.32 feet to the POINT OF BEGINNING; thence continue North 88°32' East for 208.71 feet to an in place set $\frac{1}{2}$ " rebar (North Line); thence run South 0°10'45" West for 208.71 feet; thence run West parallel to the North line for 208.71 feet; thence North 208.71 feet more or less to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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 Lane
Chelsea, AL 35043

Grantee's Name Sandy Carole Williams
Mailing Address 1044 Westover Rd
Stemmett, AL 35147

Property Address _____
Average

Date of Sale 25 June 2024
Total Purchase Price \$ _____
or
Actual Value \$ 5000 w/
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

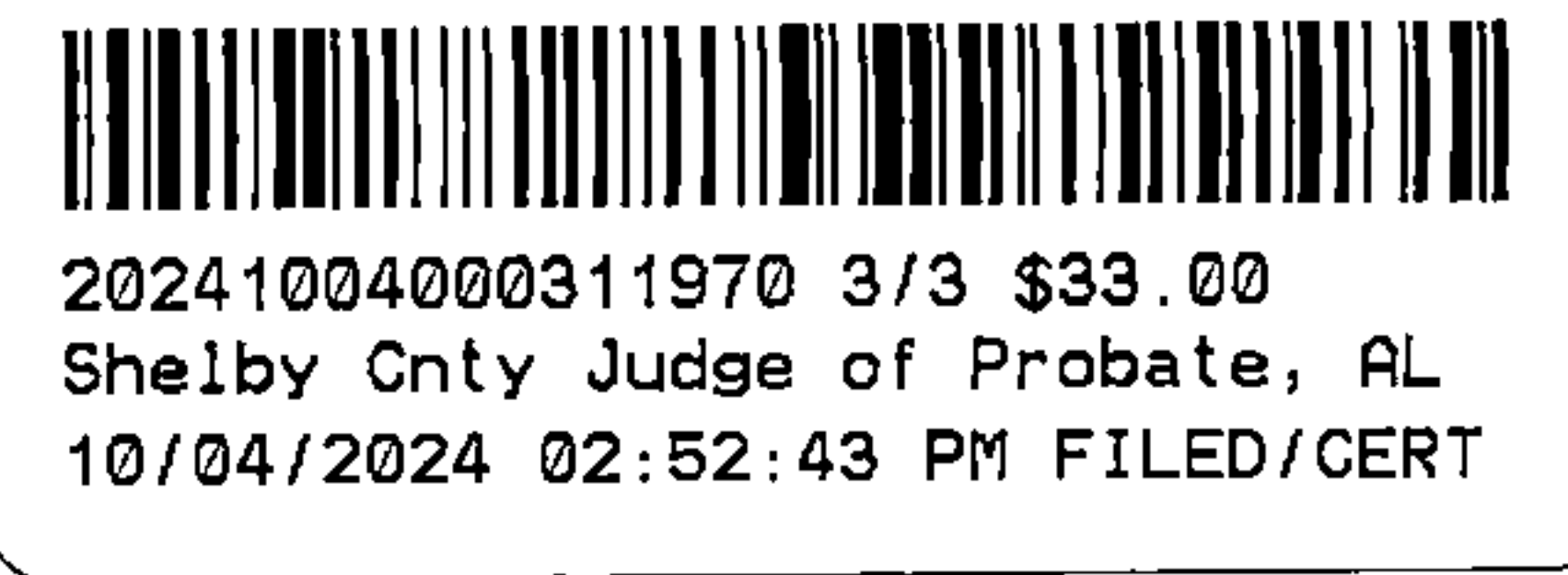
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 a



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 Mike [Signature]

Unattested _____
(verified by)

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