

Parcel I.D. #:

Send Tax Notice To:

Karen Arnold  
1909 27<sup>th</sup> Avenue North  
Texas City, TX 77590

## WARRANTY DEED



20241011000319730 1/4 \$286.50  
Shelby Cnty Judge of Probate, AL  
10/11/2024 09:49:32 AM FILED/CERT

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )

Know all men by these presents, that in consideration of the sum of One Hundred Sixty Thousand Dollars and 00/100 (\$160,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Mattie Holland Childs, being the surviving widow of Chilton Childs, a deceased person who died on or about 07 March, 2021, and Rachel Breanne Moody, married woman,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Karen Kirby Arnold,** hereinafter known as the GRANTEE;

*Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the East line fo said 1/4-1/4 a distance of 364.25 feet to a point; Thence turn an angle of 90 degrees 10 min. 30 sec. right and run Westerly a distance of 4,279.82 feet to a steel pin set on the Westerly right of way line of Shelby County Highway 17 and the Point of Beginning of the property being described; Thence continue along last described course a distance of 118.90 feet to a point; Thence turn an angle of 73 degrees 00 min. 00 sec. right and run a distance of 214.47 feet to a point; Thence turn an angle fo 22 deg. 07 min. 00 sec. right and run a distance of 250.20 feet to a point thence turn an angle of 17 degrees 26 min. 32 sec. right and run a distance of 262.09 feet to a point; Thence turn an angle of 8 degrees 33 min. 30 sec. right and run a distance of 229.70 feet to a point; Thence turn an angle of 7 degrees 57 min. 55 sec. right and run a distance of 91.09 feet to a point; Thence turn an angle of 51 degrees 04 min. 06 sec. right and run a distance of 79.24 feet to a steel pin corner set on the same said Westerly right of way line of Highway 17; Thence turn an angle of 109 degrees 35 min. 14 sec. right and run Southwesterly along said right of way line a distance of 200.89 feet to the P. C. of a Highway curve to the left having a central angle of 18 degrees 24 min. 52 sec. and a radius of 2,165.00 feet; Thence continue Southwesterly along the arc fo said curve an arc distance of 695.81 feet to the P. T. of said curve; Thence continue along same said right of way line a tangent distance of 93.27 feet to the Point of Beginning; being situated in Shelby County, Alabama.*

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, RACHEL BREANNE MOODY.

Shelby County, AL 10/11/2024  
State of Alabama  
Deed Tax: \$255.50



20241011000319730 2/4 \$286.50  
Shelby Cnty Judge of Probate, AL  
10/11/2024 09:49:32 AM FILED/CERT

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR and was taken from that certain mortgage recorded in as Book 102, Page 787, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, 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 he same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 20 Day of Aug., 2024.

Mattie Holland Childs  
Mattie Holland Childs  
GRANTOR

Rachelle B Moody  
Rachel Breanne Moody  
GRANTOR

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Mattie Holland Childs, the widow of Chilton Childs*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.



20241011000319730 3/4 \$286.50  
Shelby Cnty Judge of Probate, AL  
10/11/2024 09:49:32 AM FILED/CERT

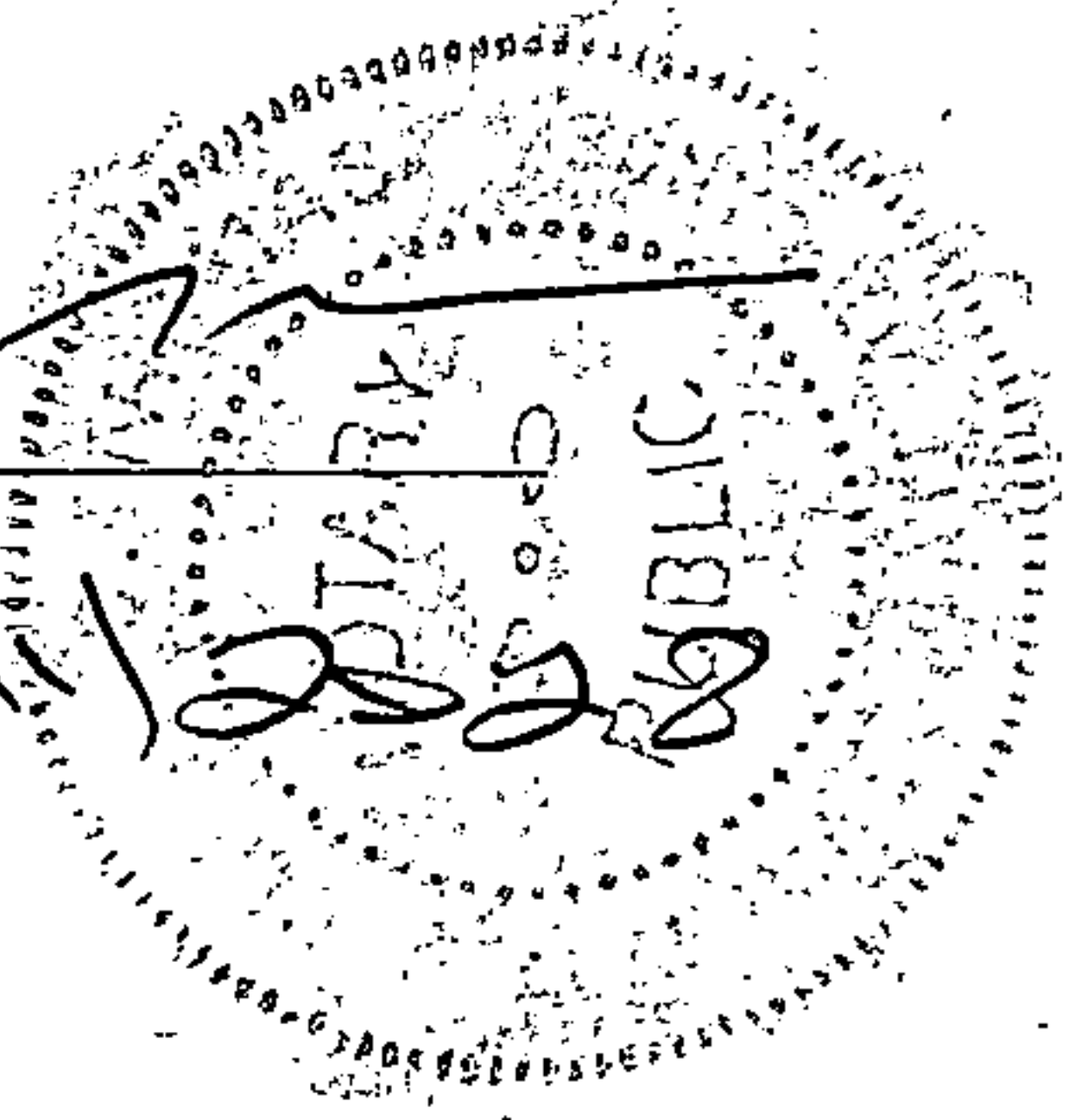
Given under my hand and official seal of office on this the 20 Day of

Aug., 2024.

NOTARY PUBLIC

My Commission Expires:

31/12/28



STATE OF Mississippi )

COUNTY OF Jackson )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Rachel Breanne Moody*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

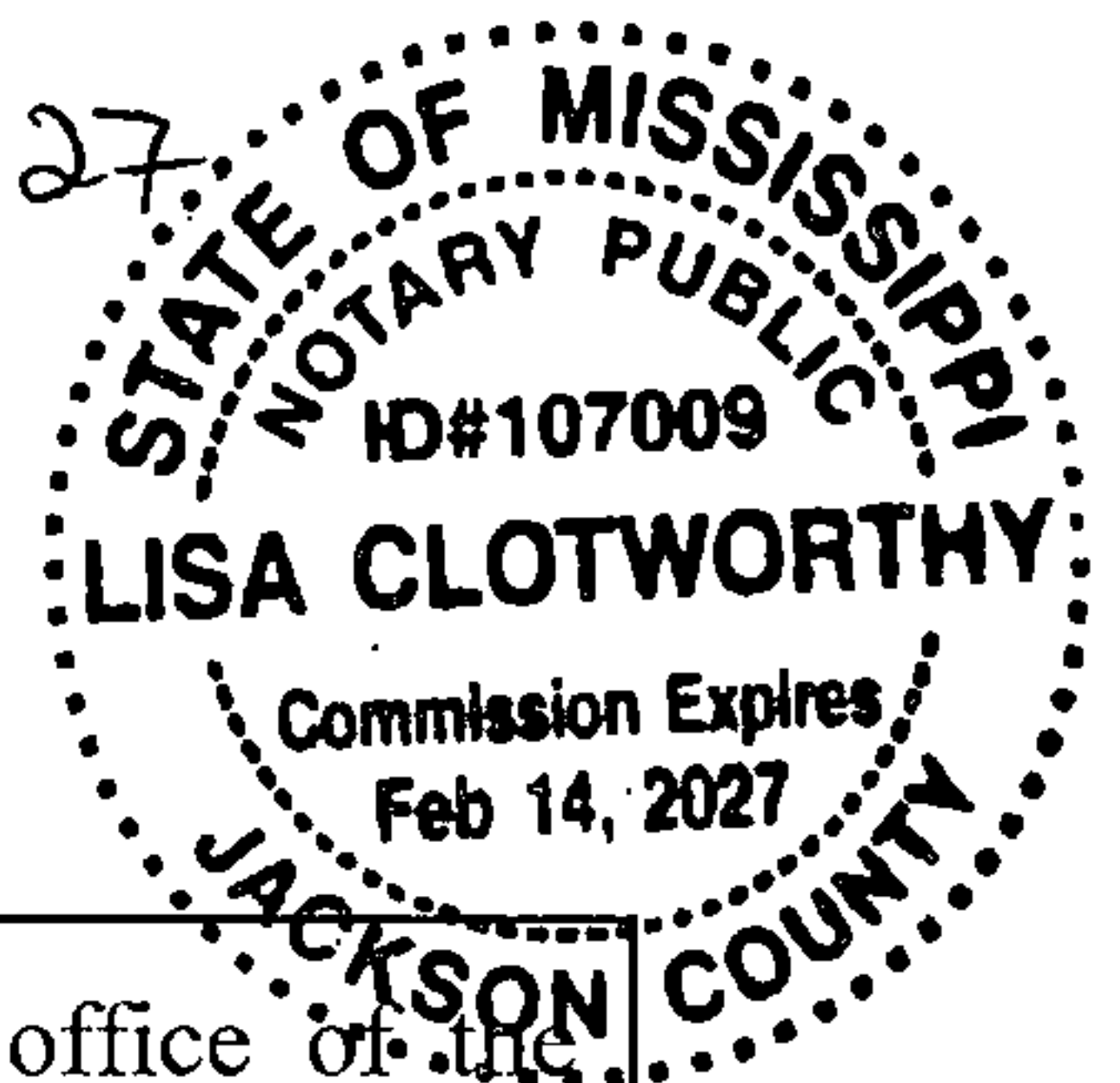
Given under my hand and official seal of office on this the 7<sup>th</sup> Day of

September, 2024.

NOTARY PUBLIC

My Commission Expires:

2/14/27



This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

Closing did not occur in the office of the preparer.



20241011000319730 4/4 \$286.50  
Shelby Cnty Judge of Probate, AL  
10/11/2024 09:49:32 AM FILED/CERT

### Real Estate Sales Validation Form

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

Grantor's Name Mattie Childs  
Mailing Address 8201 Co. Rd. 59  
Verona, AL 36091

Grantee's Name Karen Arnold  
Mailing Address 1909 27th Ave. No.  
Texas City, TX 77590

Property Address 8464 Hwy. 17  
Maybelle, AL 35814

Date of Sale 8/20/24  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 255,280.-

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 TRT Records

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 8/20/24

Print Mattie Holland Childs

Unattested  
(verified by)

Sign Mattie Holland Childs  
(Grantor/Grantee/Owner/Agent) circle one