



20241015000323330 1/4 \$95.00
Shelby Cnty Judge of Probate, AL
10/15/2024 11:19:49 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Wanda Lee Wright
880 Hwy. 67
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents; that in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **Shasta Leann Jones, a married woman, and Wanda Lee Wright, a divorced woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Wanda Lee Wright**, hereinafter known as the GRANTEE;

PARCEL 1:

Commence at the NE Corner of Section 11, Township 24 North, Range 13 East, Shelby County, Alabama; Thence South 02 degrees 06' 35" East a distance of 320.05' to the Southerly R.O.W. line of Shelby County Highway 67; Thence continue South 02 degrees 06' 35" East and leaving said R.O.W. line a distance of 476.12'; Thence South 78 degrees 55' 01" West a distance of 114.25' to the Point of Beginning; Thence continue South 78 degrees 55' 01" West a distance of 293.00'; Thence North 40 degrees 19' 47" West a distance of 255.84 to the Southerly R.O.W. line of Shelby County Highway 67; Thence North 53 degrees 42' 39" East and along said R.O.W. line a distance of 205.73'; Thence South 35 degrees 59' 33" East and leaving said R.O.W. line a distance of 49.25'; Thence South 37 degrees 34' 50" East a distance of 158.74'; Thence North 53 degrees 41' 46" East a distance of 17.01'; Thence South 21 degrees 40' 36" East a distance of 58.64'; Thence South 68 degrees 13' 10" East a distance of 135.86' to the Point of Beginning. Said parcel containing 1.44 acres, more or less.

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 survey performed by Rodney Shifflet, AL Reg. # 21784 and dated 04/26/2024 under Job # 24309. This deed was prepared without the benefit of a title search or survey.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD

Shelby County, AL 10/15/2024
State of Alabama
Deed Tax: \$64.00



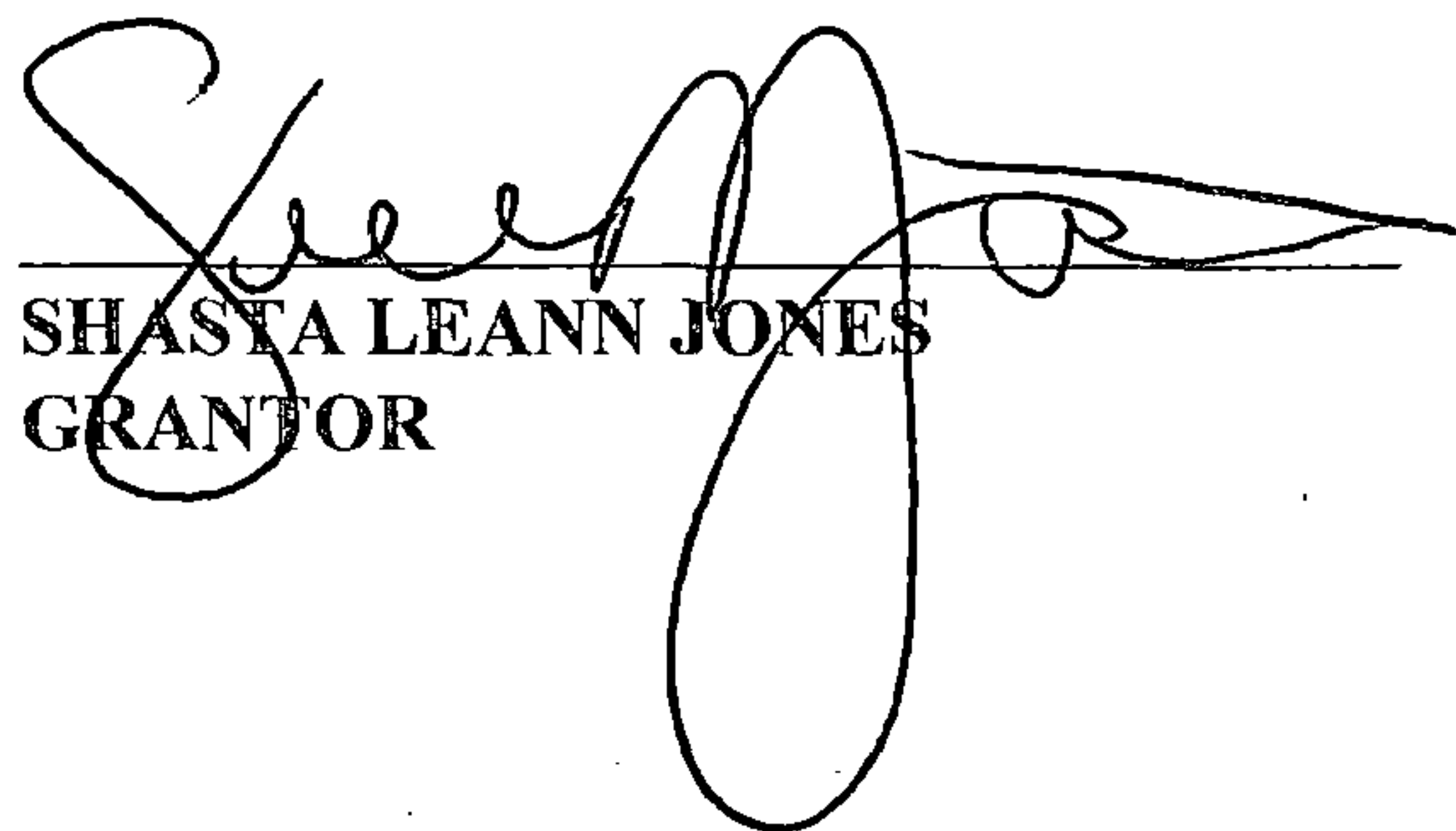
20241015000323330 2/4 \$95.00
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OF THE GRANTOR HEREIN.

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 the 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 09 Day of OCT., 2024.

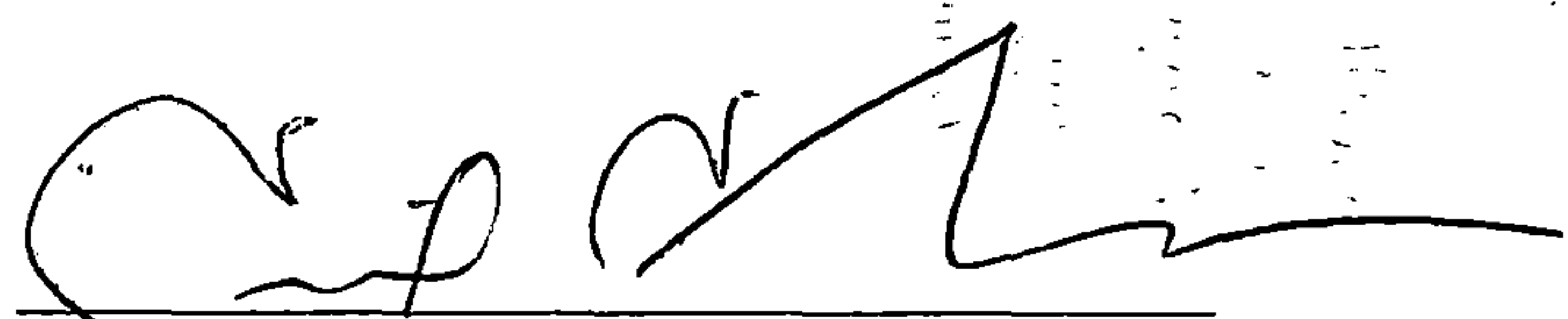

SHASTA LEANN JONES
GRANTOR


WANDA LEE WRIGHT
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Shasta Leann Jones, a married woman*, 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 09 Day of OCT., 2024.



NOTARY PUBLIC
My Commission Expires: 11 MARCH, 2028



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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Wanda Lee Wright, a divorced woman*, 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 09 Day of OCT., 2024.

NOTARY PUBLIC

My Commission Expires: 11 March, 2028

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.

Real Estate Sales Validation Form

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

Grantor's Name Wanda Wright
Mailing Address Shasta Jones
880 Hwy. 67
CALEBA, AL 35040

Grantee's Name Wanda Wright
Mailing Address 880 Hwy. 67
CALEBA, AL 35040

Property Address ACRE 20
PARCEL # 1

Date of Sale 10/9/24
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 63,990.00

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 TAX 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

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 10/9/24

Print Shasta Jones

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

Unattested

(verified by)

