

PREPARED WITHOUT TITLE EXAMINATION OR OPINION

This instrument was prepared by:
M. Jonathan Glover, Jr.
P.O. Box 415
Dora, AL 35062

Send Tax Notice to:
Dora Newell
1015 5th Court SW
Alabaster, AL 35007



20241015000323500 1/2 \$268.00
Shelby Cnty Judge of Probate, AL
10/15/2024 12:47:22 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 10/15/2024
State of Alabama
Deed Tax: \$243.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable considerations, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I,

DORA NEWELL, A SINGLE WOMAN

(Herein referred to as GRANTOR) do grant, bargain, sell and convey unto

DORA NEWELL AND NICALAS CORTEZ ATCHISON

(Herein referred to as GRANTEE), the following described real estate situated in

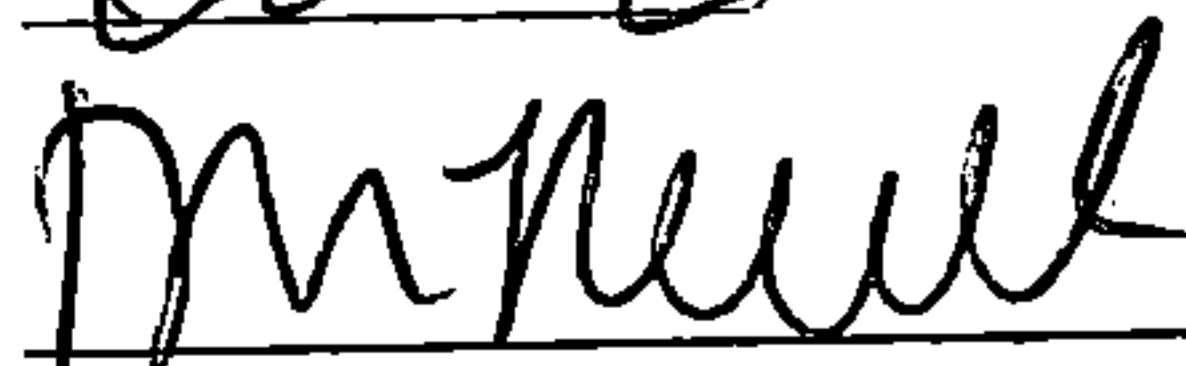
SHELBY COUNTY, ALABAMA, TO WIT:

LOT 14, AND THE EAST HALF OF LOT 13 (58.76 X 184.68), ACCORDING TO SECTOR TWO, RESURVEY OF THE FIRST ADDITION TO J.G. LACEY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 8 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

DESCRIPTION TAKEN FROM DEED RECORDED IN THE SHELBY COUNTY PROBATE OFFICE AS INSTRUMENT NUMBER 20240826000266440 ON 08/26/2024.

TO HAVE AND TO HOLD unto the said GRANTEE their heirs assigns forever and I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

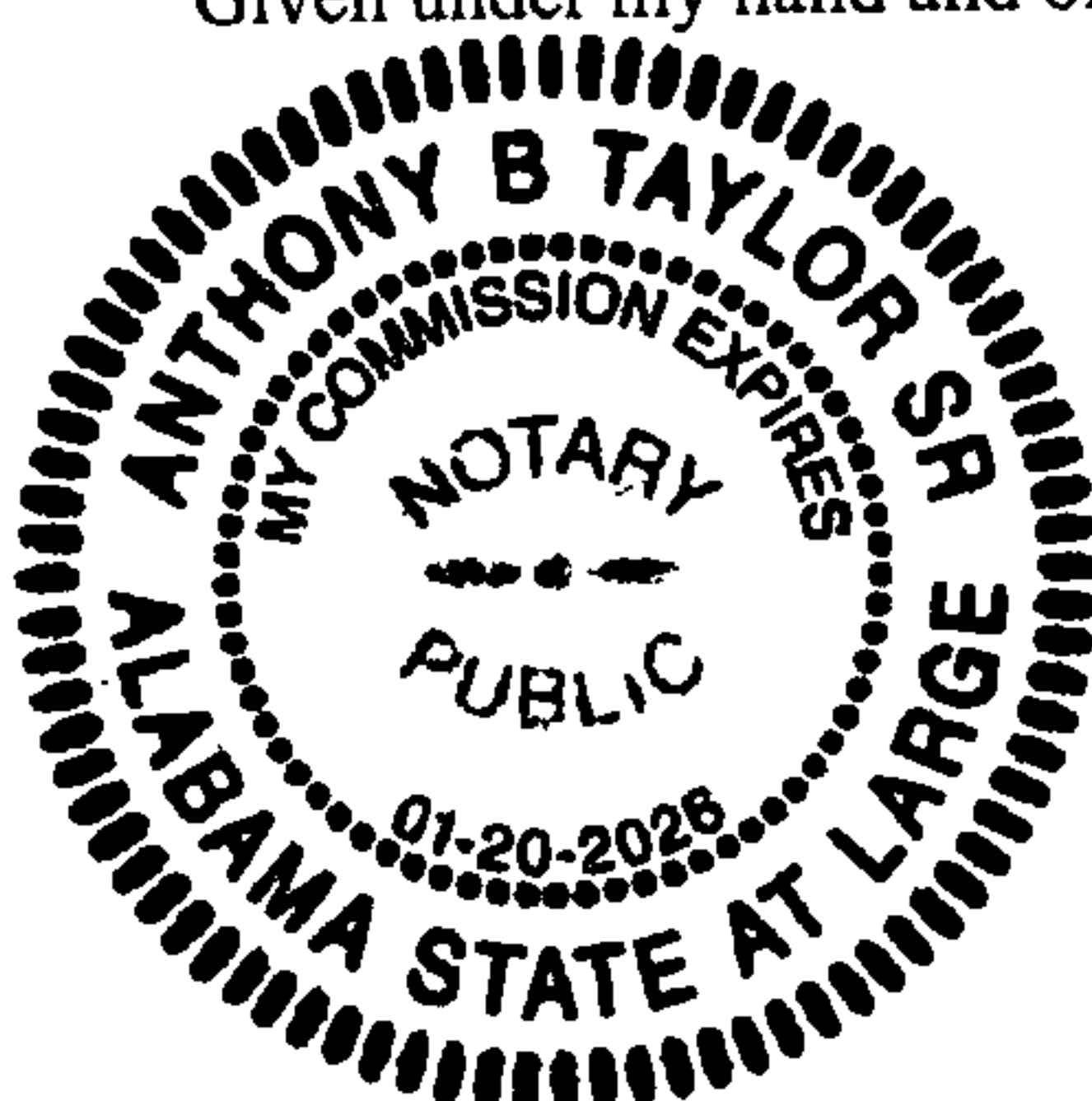
IN WITNESS WHEREOF, I have hereunto set my hands and seals this 13th day of October, 2024.

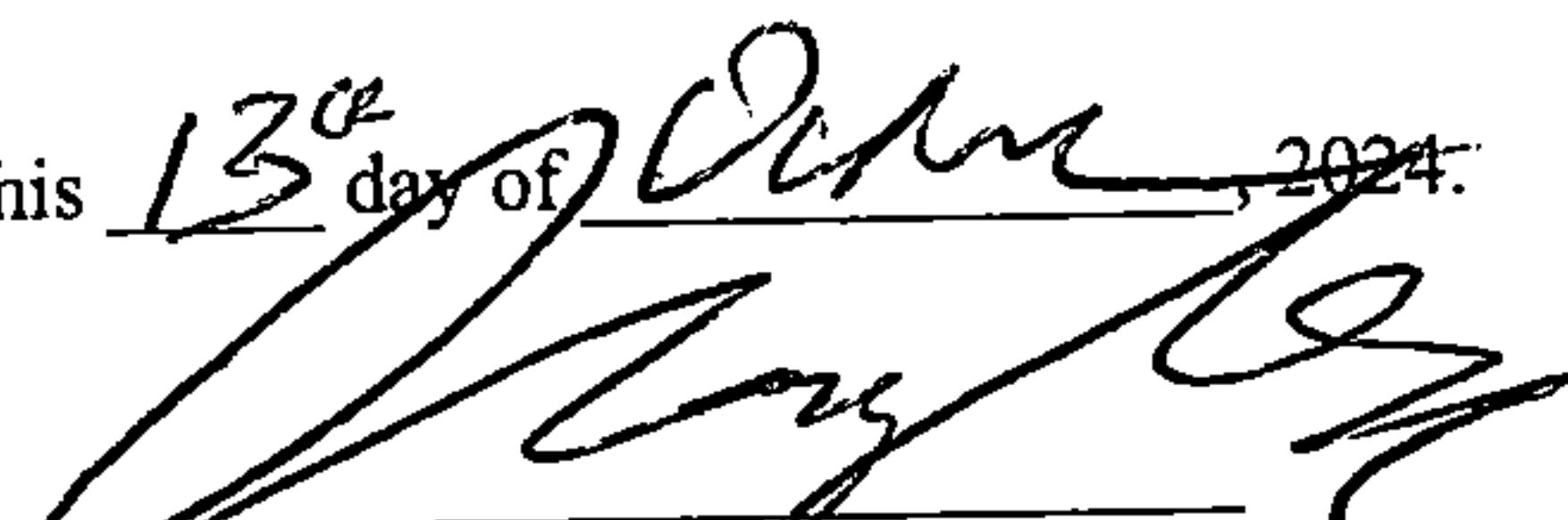

DORA NEWELL

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dora Newell, whose name is 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 she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 13th day of October, 2024.




NOTARY PUBLIC
MCE:

Real Estate Sales Validation Form

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

Grantor's Name Dora Newell
Mailing Address 1015 5th St SW
Alabaster AL 35007

Grantee's Name Dora Newell Nicolas Atchisar
Mailing Address 1015 5th St SW
Alabaster, AL 35007

Property Address 1015 5th St SW
Alabaster AL 35007

Date of Sale 10-15-2024
Total Purchase Price \$

or
Actual Value \$ 279,837.00

or
Assessor's Market Value \$ 242,200



20241015000323500 2/2 \$268.00
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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 10-15-2024

Print Dora Newell

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1