

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Nathan Stamps
142 Calmont Woods Drive
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVEN THOUSAND AND 00/100 (\$107,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Janet Edwards Dye and Michael Eugene Dye, wife and husband** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Nathan Stamps** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 5 according to the Survey of Calmont Subdivision, as recorded in Map Book 4, Page 4, in the Probate office of Shelby County, Alabama.

LESS AND EXCEPT that part of said lot condemned by the state in condemnation case #29-138, more particularly described as:

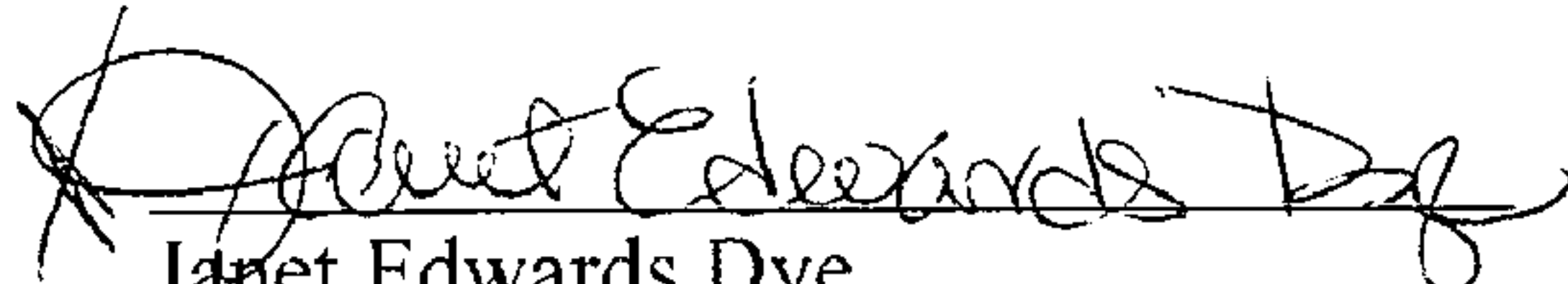
A part of Lot No. 5 according to the survey of the Calmont Subdivision the map or plat of which is recorded in Map Book 4, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama and being more fully described as follows: Commencing at the Northwest corner of said lot; thence southerly along the West line of said lot a distance 380 feet, more or less, to the point of beginning of the property herein to be conveyed, said point of beginning being on a line which extends from a point that is 40 feet northeasterly of and at right angles to the centerline of Project No. OLB-059-025-001 at Station 83+00 to a point that is 45 feet northeasterly of and at right angles to the centerline of said Project at Station 95+75; thence southeasterly along a line a distance of 32 feet, more or less, to said point that is 45 feet northeasterly of and at right angles to the centerline of said Project at Station 95+75; thence northeasterly along a line a distance of 98 feet, more or less, to a point on the present northwest right of way line of Lake Woods Drive the Southeast line of said lot, that is northwesterly of and at right angles to the traverse of said drive at Station 2+00; thence southwesterly along said Southeast line a distance of 80 feet, more or less, to the present Northeast right of way line of Alabama Highway No. 25, the Southwest line of said lot; thence northwesterly along said Southwest line a distance of 90 feet, more or less, to the West line of said lot; thence northerly along said West line a distance of 16 feet, more or less, to the point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 25th day of October, 2024.

X 
Janet Edwards Dye

X 
Michael Eugene Dye

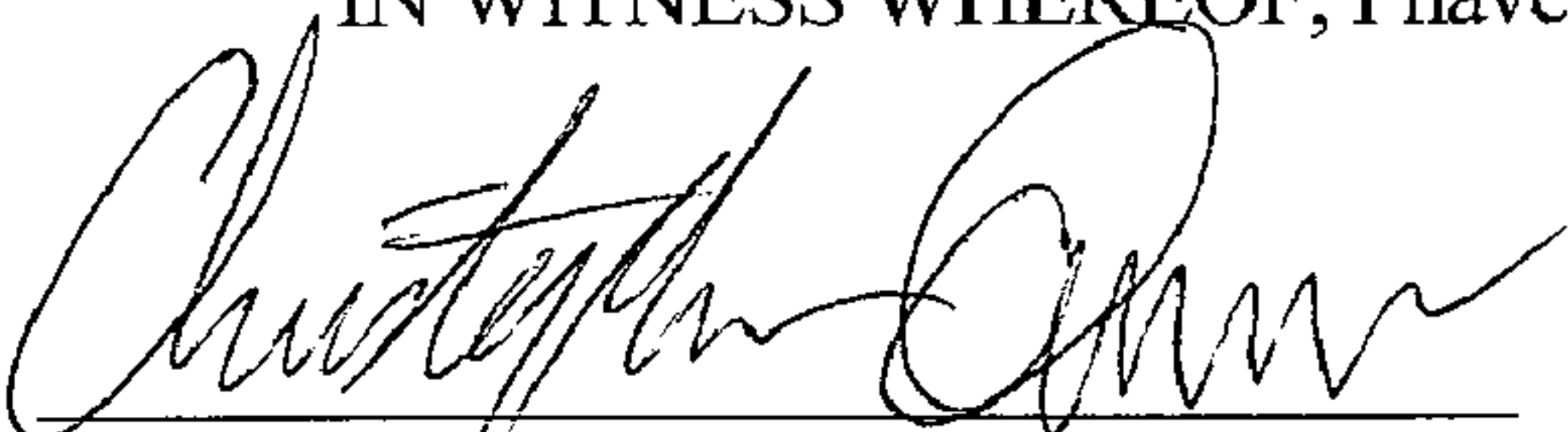
STATE OF ALABAMA
Shelby COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Janet Edwards Dye and Michael Eugene Dye**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of October, 2024.


Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

Real Estate Sales Validation Form

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

File#: E-7156			
Grantor's Name	<u>Janet Edwards Dye and Michael Eugene Dye</u>	Grantee's Name	<u>Nathan Stamps</u>
Mailing Address	<u>59 Calmont Woods Drive Montevallo, AL 35115</u>	Mailing Address	<u>142 Calmont Woods Drive Montevallo, AL 35115</u>
Property Address	<u>59 Calmont Woods Drive Montevallo, AL 35115</u>	Date of Sale	<u>October 25, 2024</u>
		Total Purchase Price	<u>\$107,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input type="checkbox"/> Closing Statement	

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).

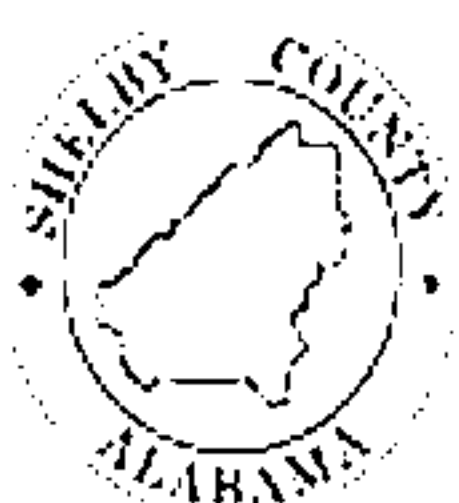
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date October 25, 2024

Print: Justin Smitherman

Unattested

Sign _____
(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/25/2024 02:15:34 PM
\$135.00 PAYGE
20241025000335350

Justin S. Smitherman