

This instrument was prepared without
benefit of title evidence or survey by:

Joshua D. Arnold
P.O. Box 470, Columbiana, Alabama 35051

Grantee's address:
571 13th Street SW
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Jessica Lape, a married woman (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Sheila Thompson as Trustee for **Nellby James**, a single woman, whose address is 571 13th Street SW, Alabaster, AL 35007 (herein referred to as GRANTEE, whether one or more) all of my 1/6th interest of right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit::

Lot 7 and the South half of Lot 8, Block 3, according to the survey of Fall Acres Subdivision, Third Sector, as recorded in Map Book 5, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above described property is not the homestead of GRANTOR.

GRANTEE Nellby James is the same person as Nelby James, the Grantee of that certain deed dated December 19, 2014, and recorded as Instrument No. 20141229000405700 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators

shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 24 day of October, 2024.

Jessica Lape
Jessica Lape

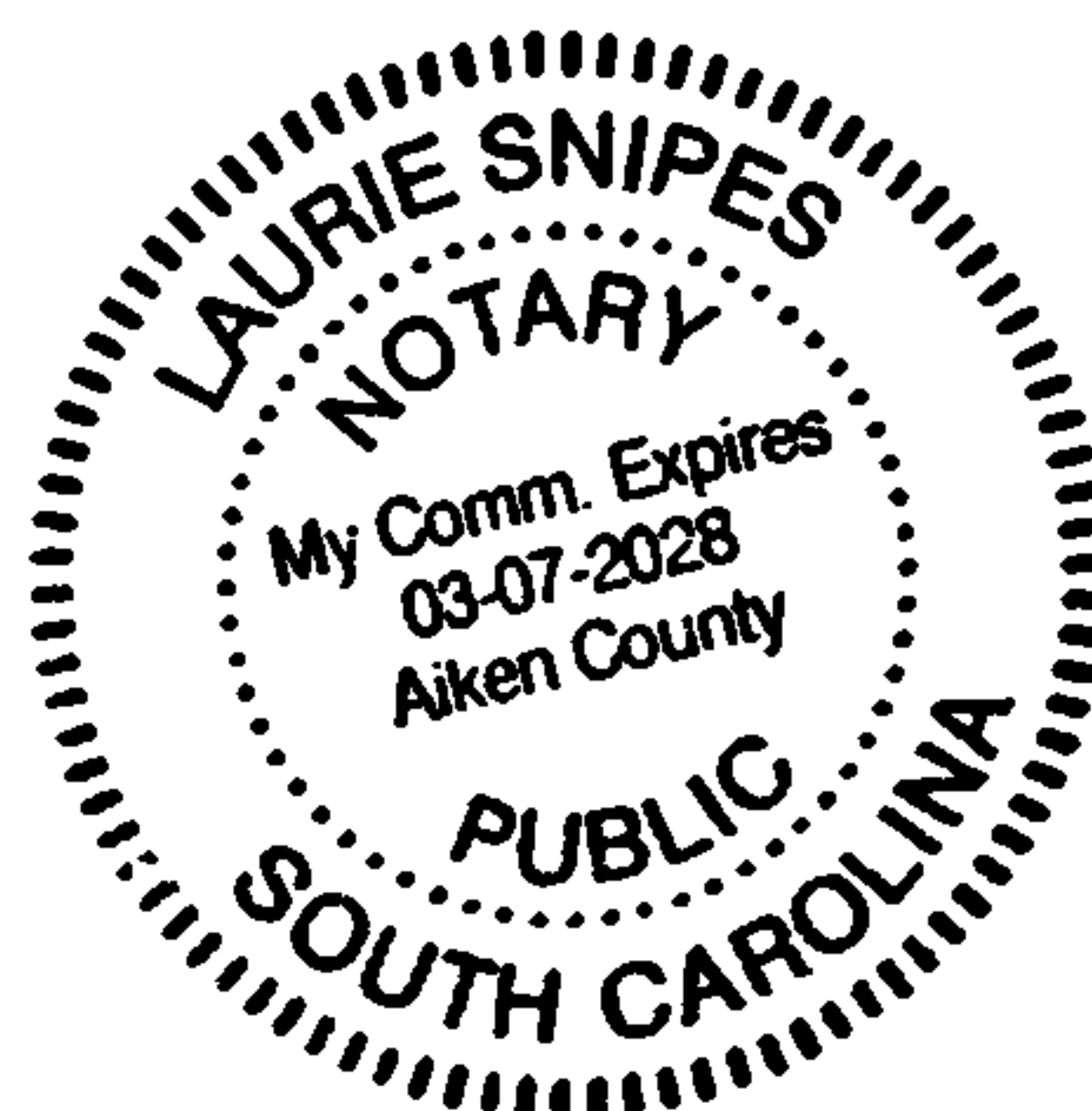
STATE OF SOUTH CAROLINA)
Aiken COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica Lape, 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 day the same bears date.

Given under my hand and official seal this the 24th day of October, 2024.

Laurie Snipes
Notary Public





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/05/2024 08:19:19 AM
 \$74.00 JOANN
 20241205000374220

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Jessica Lape
Mailing Address 312 Bainbridge Drive
Aiken, SC 29803

Grantee's Name Sheila Thompson, Trustee, for Nellby James
Mailing Address 571 13th Street SW
Alabaster, AL 35007

Property Address 571 13th Street SW
Alabaster, AL 35007

Date of Sale 10-24-2024
Total Purchase Price \$ 44,631.65
 or
Actual Value \$
 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
 ☐ Appraisal
 ☒ Other Purchase agreement for Grantor's 1/6th interest
- ☐ Sales Contract
 ☐ 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 10/28/2024

Print Joshua D. Arnold

☒ **Unattested**

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1