



20241209000378390 1/3 \$66.50
Shelby Cnty Judge of Probate, AL
12/09/2024 02:25:47 PM FILED/CERT

This instrument prepared by:

Morrison Honea, LLC

101 North Main Street

Columbiana, Al 35051

Send Tax Notice to:

Mr. Greg Storey

1138 Hwy 109

Wilsonville, Al 35186

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of **ONE and NO/100 (\$1.00)** and other good and valuable considerations paid to the undersigned, the receipt whereof is acknowledged, we, **Howard Gregory Storey and Darlene Storey**, a married couple (herein referred to as GRANTORS) with full authority, do grant, bargain, sell and convey unto **Howard Gregory Storey, Darlene Storey and Leigh S. Hunt** (herein referred to as GRANTEES), to own as JTWROS, in FEE SIMPLE the following described real estate situated in Shelby County, Alabama to-wit:

STOREY FAMILY SUBDIVISION; P LOT: 5 P, BLK:000; S LOT: S BLK:000; MAP BOOK: 50 MAP PAGE: 061; S:21 T:20S R: 01E; ACRES 1.65; DIM 57.93 x 383.96

All that part of the SE ¼ of NW ¼, Section 21 Township 20 South, Range 1 East, lying East of Hwy #109, Shelby County, Alabama. Less and Except that certain portion of caption lands as previously conveyed to Charles and Shelia Boyles as shown by deed recorded in Instrument #1992-20551, in Probate Office.

Subject to:

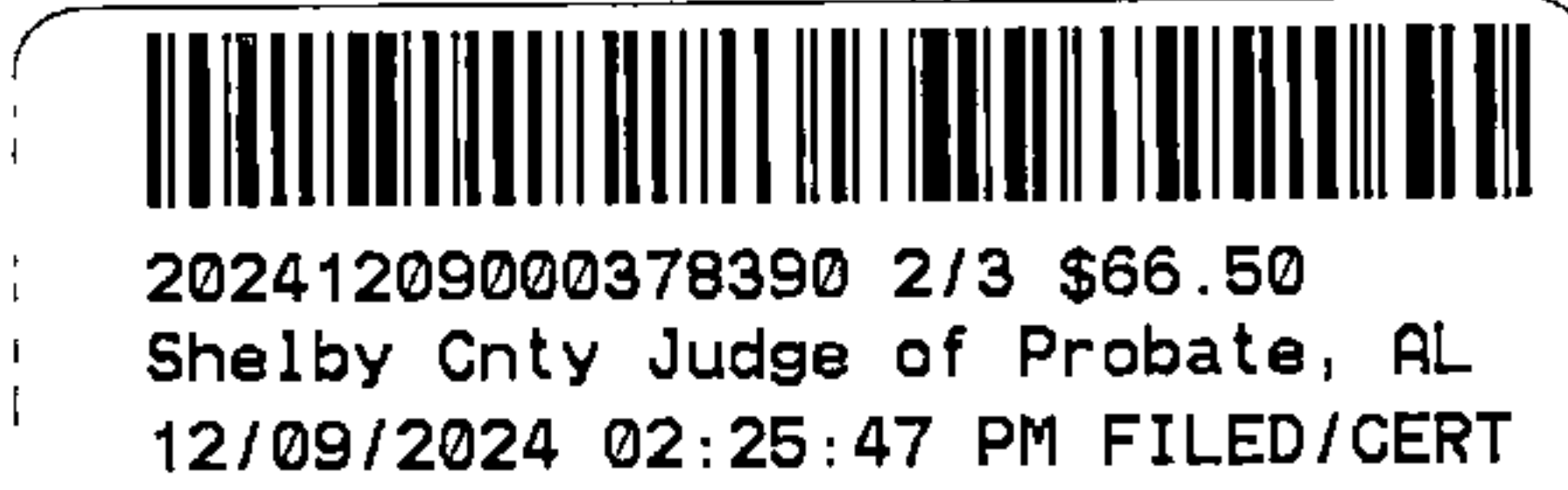
- a. General tax assessments, current and subsequent
- b. Municipal fees and assessments, if any
- c. Mineral rights are NOT owned by Grantor
- d. Easements, encroachments, and rights-of-ways shown or recorded

Parcel Number: 16 5 21 0 000 009.002

THIS DEED PREPARED WITHOUT EXAMINATION OF THE TITLE OR SURVEY and its intent is to convey all property acquired in the source deed, Instrument #1994-20935, whether or not correctly described above.

TO HAVE AND TO HOLD unto the said Grantees, his/her/their heirs and We, **Howard Gregory Storey, Darlene Storey** 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 known encumbrances; 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 persons.



IN WITENSS WHEREOF, the Grantor has hereunto set their hand and seal on AM

December, 2024.

Howard Gregory Storey

HOWARD GREGORY STOREY

Darlene Storey

DARLENE STOREY

State of Alabama

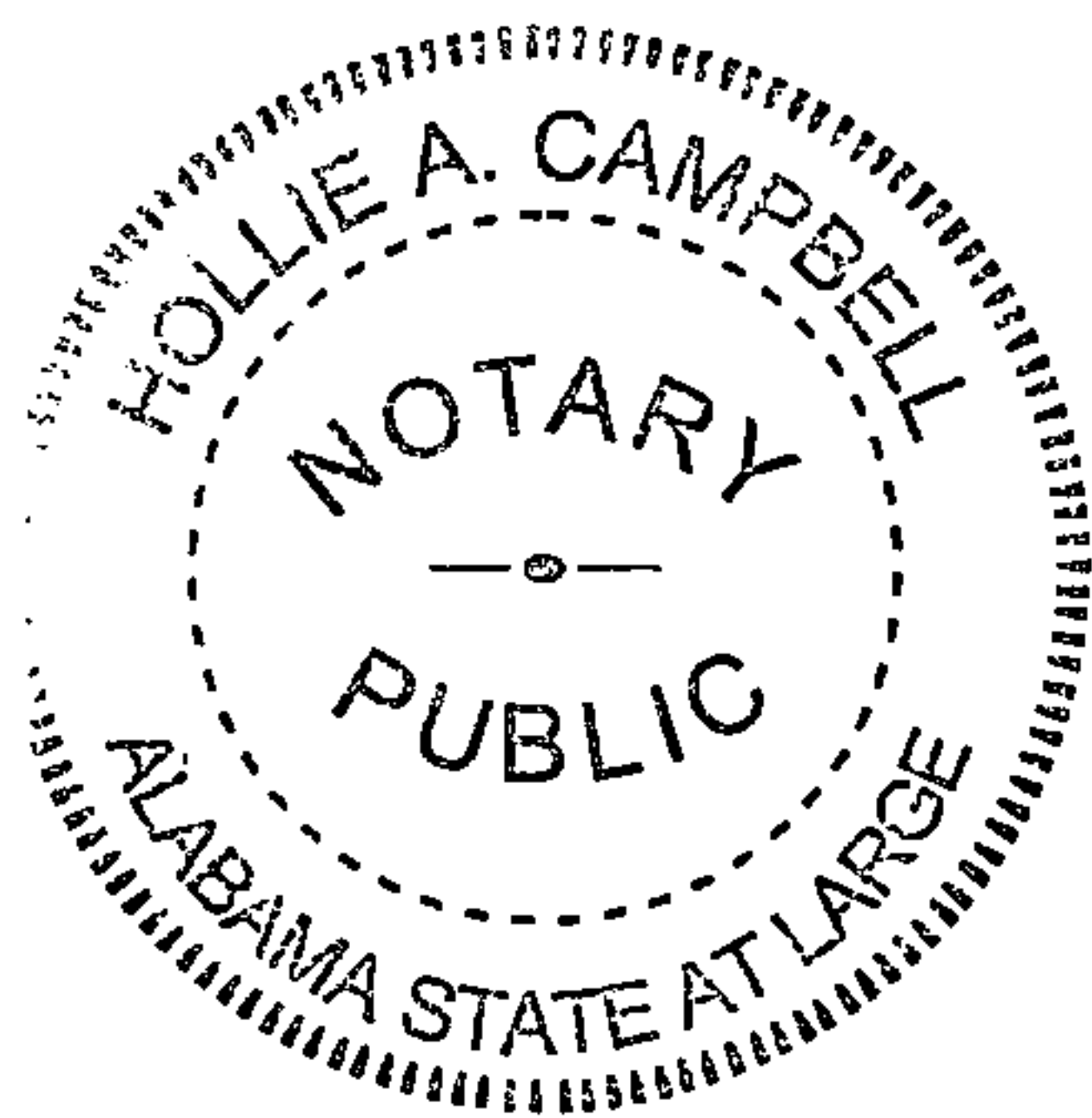
County of SHELBY

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that, **Howard Gregory Storey, Darlene Storey** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this AM day of December, 2024.
Hollie Campbell

Notary Public

Commission expires: 4.30.26



Real Estate Sales Validation Form

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

Grantor's Name Howard Stoney
Mailing Address 1138 Hwy 109
Wilsonville, AL
35186

Grantee's Name Leigh S. Hunt
Mailing Address 1138 Hwy 109
Wilsonville, AL
35186

Property Address 1138 Hwy 109
Wilsonville, AL
35186

Date of Sale 12/9/24
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ ~~37,120.00~~ 37,120.00

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 Deed

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 12/9/24

Print W. Jeff Hunt Attorney

Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1