

20250205000035350 1/3 \$65.50
Shelby Cnty Judge of Probate, AL
02/05/2025 10:16:14 AM FILED/CERT

This instrument was prepared by:
ELLIS, HEAD, OWENS & JUSTICE
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

Send Tax Notice to:
Adrian Deon Rhinehart
1257 Kensington Blvd.
Calera, Alabama 35040

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **JACQUAN BUIE**, an unmarried man (herein referred to as Grantor), do grant, bargain, sell and convey unto **ADRIAN DEON RHINEHART** (herein referred to as Grantee), all of my right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

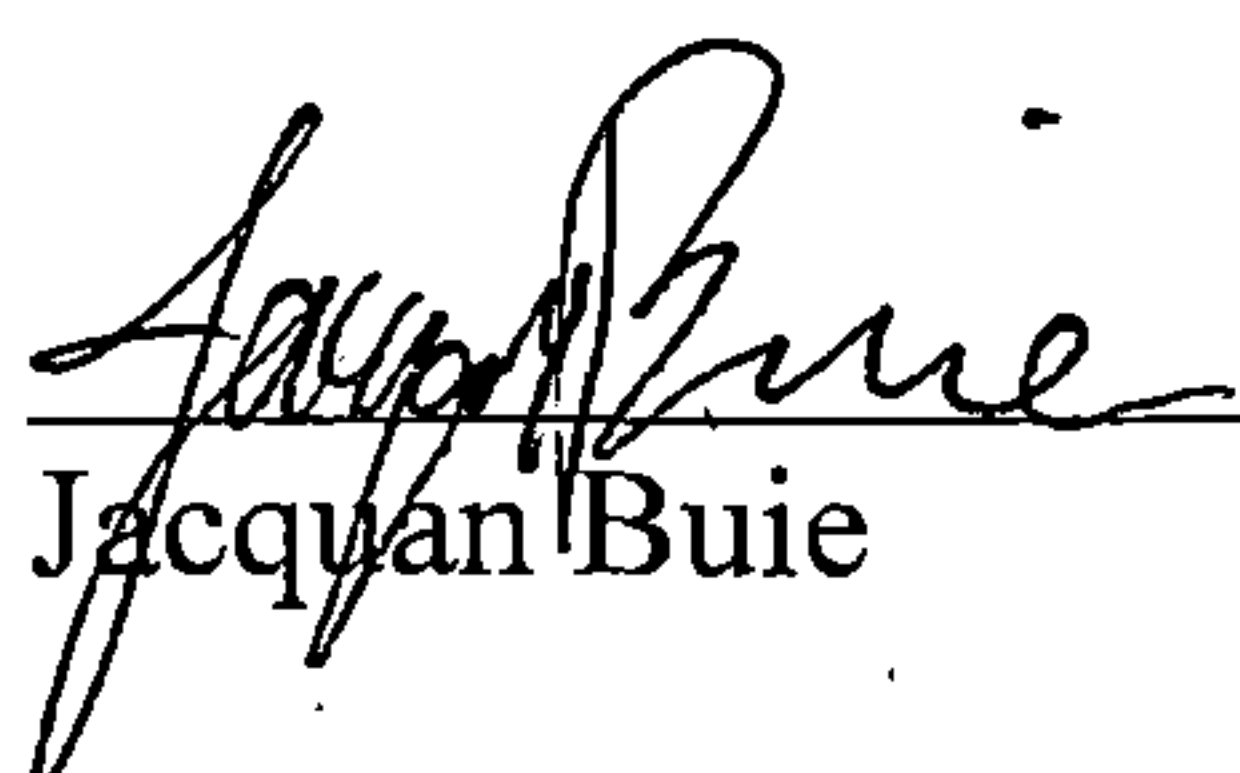
Begin at the intersection of the westerly right of way line of Shelby County Highway No. 37 and the north line of the SE 1/4 of Section 35, Township 21 South, Range 1 West, and run west along the north line of said SE 1/4 a distance of 60 feet; thence turn left and run south a distance of 290 feet; thence turn left and run east a distance of 210 feet, more or less, to the westerly right of way line of Shelby County Highway No. 37; thence turn left and run northwesterly along said right of way line to the point of beginning.

The Grantor is a son of Jack Lee Mallory, who died as an unmarried man, on or about July 18, 2021

TO HAVE AND TO HOLD unto the said Grantee, his heirs, successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th
day of February, 2025.

 (SEAL)
Jacquan Buie

Shelby County, AL 02/05/2025
State of Alabama
Deed Tax: \$37.50

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Jacquan Buie, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of Feb.,
2025.

Kwame M. Foster (SEAL)
Notary Public
My Commission Expires: 1-4-2027

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama



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Grantor's Name Jacquan Buie
Mailing Address 345 Buie Road
Columbia, AL 35051

Grantee's Name Adrian Deon Rhinehart
Mailing Address 1257 Kensington Blvd.
Calera, Alabama 35040

Property Address E594 Butler Road
Columbia, AL 35051

Date of Sale 2/5/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 37,390.00

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 Property Tax Commissioner

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 2-5-2025

Print Adrian Rhinehart

Sign Adrian Deon Rhinehart

Unattested

Ana C. Bray
(verified by)

(Grantor/Grantee/Owner/Agent) circle one