This Instrument was Prepared by:

Send Tax Notice To: James Roll

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: MV-23-29217

1319 Woo ten Spring Rd Calan, At 35040

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Eighteen Thousand Dollars and No Cents (\$18,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Carolyn Harris Webb, a <u>5:rgf</u> woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto James Roll (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

See Attached Exhibit A for Legal Description

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the day of days, 2023.

State of Alabama

County of Shelby

I, Michael And Notary Public in and for the said County in said State, hereby certify that Carolyn Harris Webb, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Notary Public, State of Alabama

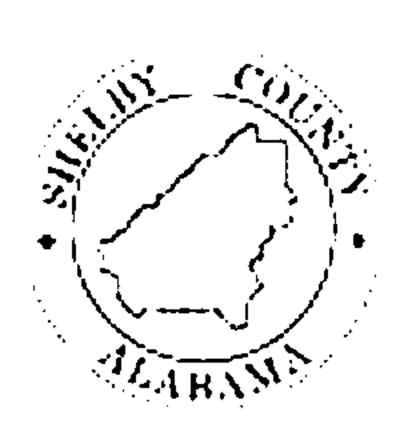
My Commission Expires: グイインタ

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EXHIBIT A

Lots 11, 12, 13, 14, 15 and 16, in Block 85, according to J.H. Dunstan's Map and Survey of the Town of Calera Alabama.



Grantor's Name

Mailing Address

Carolyn Harris Webb

Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 03/12/2025 12:58:55 PM **\$46.00 JOANN** 20250312000074430

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Grantee's Name James Roll

Mailing Address

Real Estate Sales Validation Form

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

	1390 Ind Stare		1319 Woo Fen Spering RE
Property Address	Calera, AL 35040	Date of Sale— Total Purchase Price or Actual Value or Assessor's Market Value	\$18,000.00
one) (Recordation Bill of Sale XX Sales Con Closing St	of documentary evidence is not a e ntract tatement	form can be verified in the following required) Appraisal Other	ng documentary evidence: (check
of this form is not re	•		
· · · · · · · · · · · · · · · · · · ·		Instructions	
Grantor's name and current mailing add	•	ame of the person or persons cor	nveying interest to property and their
Grantee's name an conveyed.	id mailing address - provide the n	ame of the person or persons to	whom interest to property is being
Property address -	the physical address of the prope	erty being conveyed, if available.	
Date of Sale - the c	date on which interest to the prop	erty was conveyed.	
Total purchase price the instrument offer	-	ourchase of the property, both rea	and personal, being conveyed by
Actual value - if the the instrument offer assessor's current	red for record. This may be evide	ue value of the property, both rea enced by an appraisal conducted	l and personal, being conveyed by by a licensed appraiser of the
valuation, of the pro	led and the value must be determoperty as determined by the local e used and the taxpayer will be p	l official charged with the respons	market value, excluding current use ibility of valuing property for property <u>bama 1975</u> § 40-22-1 (h).
attest, to the best further understand Code of Alabama 1		the information contained in this of the contained in the inthe interest of the contained in the interest of the contained in the interest of the contained in the contained in the contained in this contained in the contained in the contained in this contained in the	document is true and accurate. I apposition of the penalty indicated in
Date, 202:	3	Print Carolyn Harris	Webb
Unattested	(verified by)	Sign (Grantor/C	Strantee/Owner/Agent) circle one
			Earm DT 4