

This Instrument was Prepared by:

Send Tax Notice To: Jared Michael Neighbors

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

15141 Hwy 43
Vandiver AL 35176

File No.: MV-25-30395

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00), 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, Tina L. Fountain and Jolly R. Fountain, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Jared Michael Neighbors, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$136,000.00 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 12th day of March, 2025.

Tina L. Fountain Jolly R. Fountain

State of GA

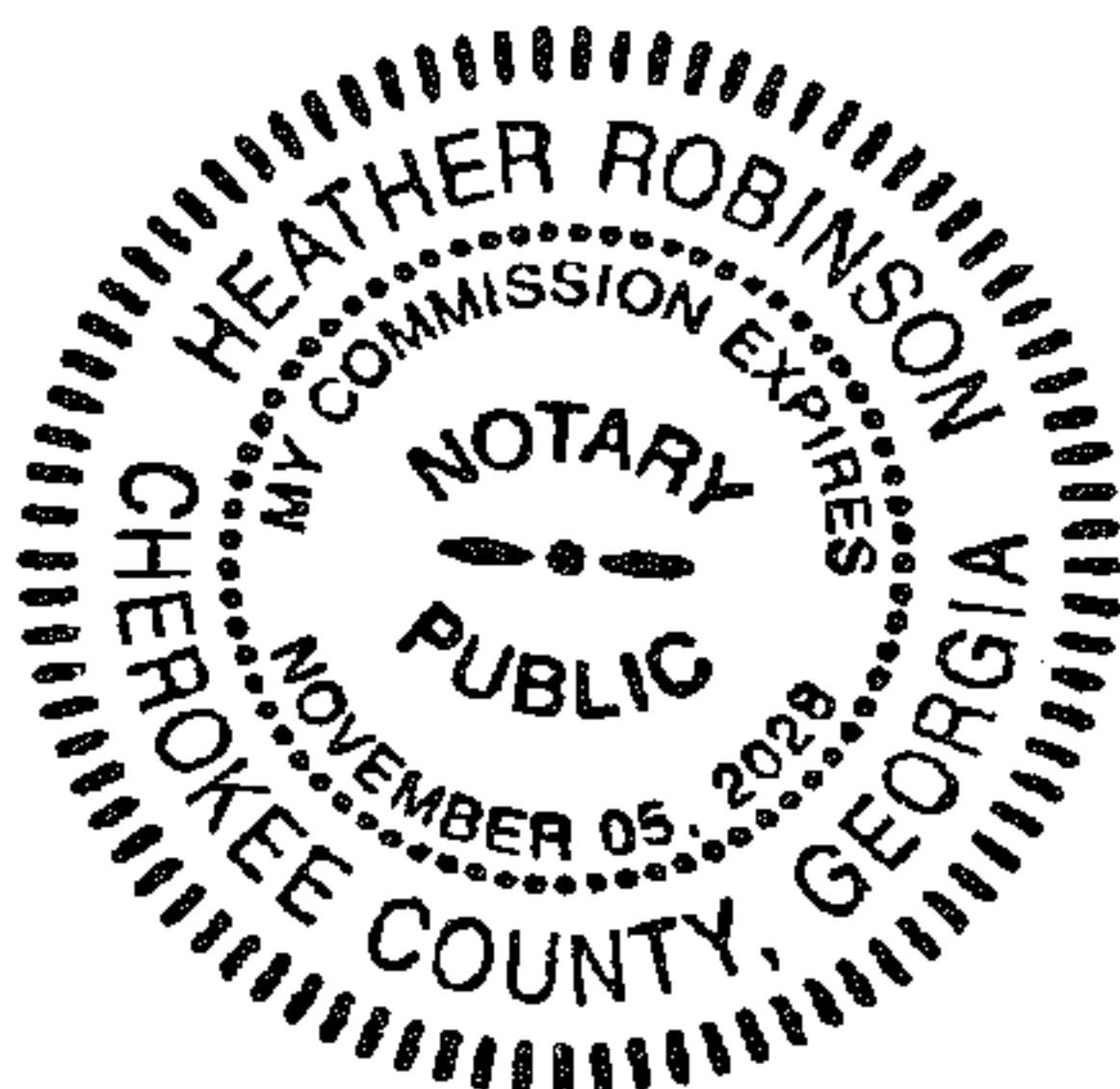
County of Cobb

I, Heather Robinson, a Notary Public in and for the said County in said State, hereby certify that Tina L. Fountain and Jolly R. Fountain, 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.

Given under my hand and official seal this the 12th day of March, 2025.

Heather Robinson
Notary Public, State of GA

My Commission Expires: 11/05/2028



Poor Quality

EXHIBIT "A"
LEGAL DESCRIPTION

W 1/2 of the NE 1/4 of NE 1/4, all in Section 10, Township 18, Range 1 East, Shelby County, Alabama.
Also conveyed herein is an easement 20 foot in width and lying on the West side of the following
described property:

Start at the SW corner of SE 1/4 of NE 1/4 of Section 10, Township 18, Range 1 East, run North 2
degrees 30 minutes West 660 feet to a point of beginning; thence North 87 degrees 30 minutes East 660
feet; thence North 2 degrees 30 minutes West 550 feet; thence South 87 degrees 30 minutes West 660
feet; thence South 2 degrees 30 minutes East 660 feet.

Situated in Shelby County, Alabama.

TLF <RL



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/17/2025 08:22:00 AM
 \$188.00 JOANN
 20250317000078020

Allie S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Tina L. Fountain Jolly R. Fountain	Grantee's Name	Jared Michael Neighbors
Mailing Address	<u>127 Lakeshore DR</u> <u>Roswell GA 30075</u>	Mailing Address	<u>15171 Hwy 43</u> <u>Vandiver AL 35176</u>
Property Address	<u>Vandiver, AL 35176</u>	Date of Sale	<u>February 26, 2025</u>
		Total Purchase Price	<u>\$160,000.00</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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of the assessor's current market value.

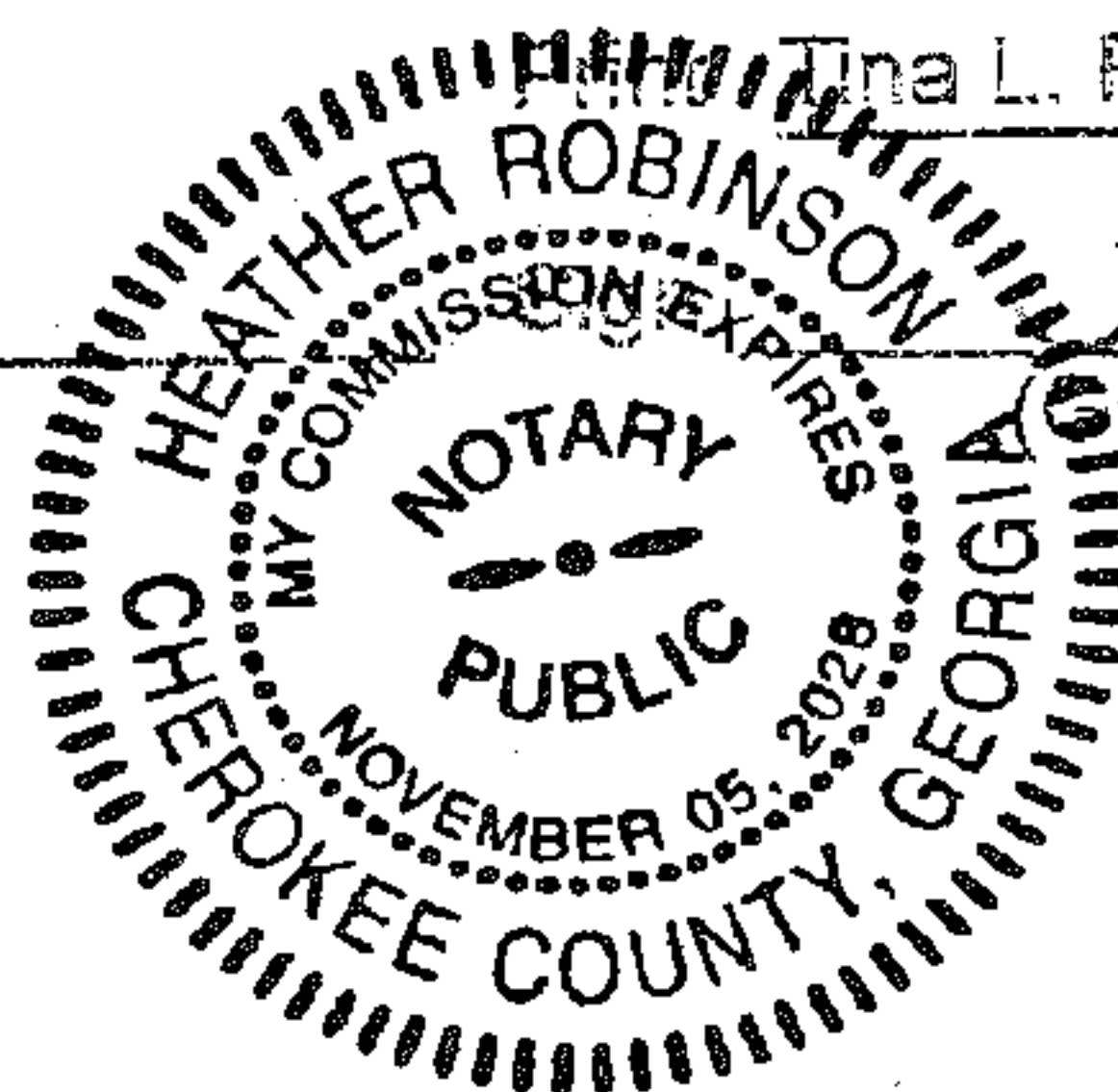
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 March 10, 2025

Unattested

(verified by)



Tina L. Fountain
Jolly R. Fountain
 Grantor/Grantee/Owner/Agent) circle one

Heather Robinson

Form RT-1