

THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway, Ste. 10
Hoover, AL 35226

SEND TAX NOTICE TO:
Lovie Elizabeth Harton
215 U.S. 231
Vincent, AL 35178

State of Alabama

GENERAL WARRANTY DEED

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$120,000.00)**, and other good and valuable consideration in hand paid to Barbara S. Waldrop, an unmarried woman (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by the Lovie Elizabeth Harton (hereinafter referred to as "Grantee"), hereby grants, bargains, sells and conveys unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Property 1:
Begin at the Southwest corner of the SE 1/4 of NW 1/4, Section 11, Township 19, Range 2 East; thence east 230 feet to the intersection of Highway 25, with the south boundary line of said quarter-quarter section; thence along west boundary of said Highway 565 feet to the starting point of the following described lot; thence along said boundary line 30 feet; thence in a northwesterly direction 452 feet to the intersection of the west boundary line of said quarter-quarter section; thence south along said boundary line 420 feet; thence in a southeasterly direction 161 feet; thence in a northeasterly direction 300 feet; thence in southeasterly direction 150 feet to the starting point and being a part of the SE 1/4 or the NW 1/4, Section 11, Township 19, Range 2 East;

Also; Begin at the SW corner of the SE 1/4 of the NW 1/4, Section 11, Township 19, Range 2 East, thence east 230 feet to the intersection of the west right-of-way of Highway 25; thence in a northeasterly direction along said right-of-way 265 feet to the starting point of the within described lot; thence along said right-of-way 300 feet; thence west 150 feet; thence in a southwesterly direction 300 feet; thence east 150 feet to the starting point, and being a part of the SE 1/4 of the NW 1/4, Section 11, Township 19, Range 2 East, situated in Shelby County, Alabama.

Property Address: **215 U.S. Highway 231, Vincent, AL 35178**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$117,826.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenants and warrants to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrants and will forever defend the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor sets her hand and seal on this, the **14th day of March, 2025**

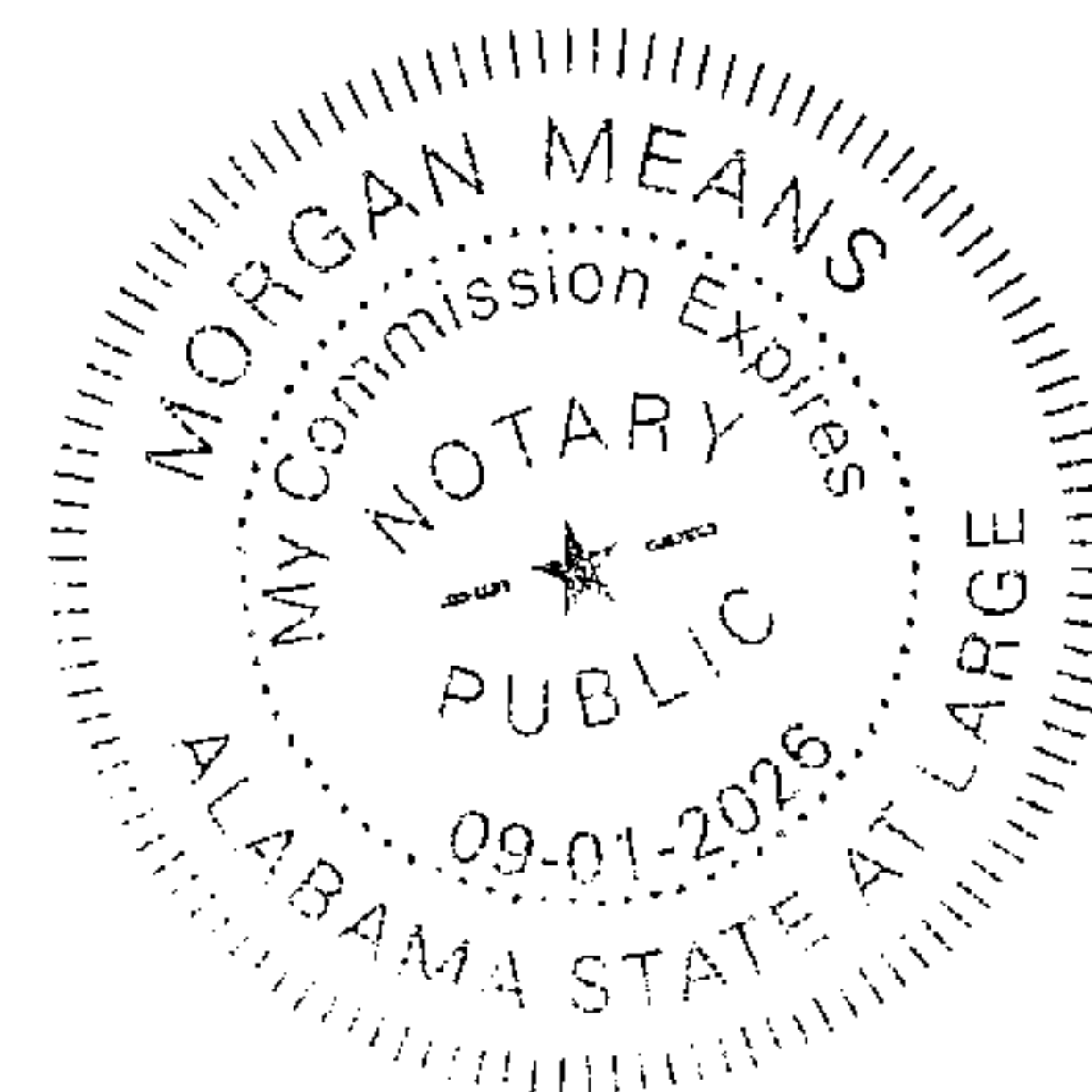
Barbara S. Waldrop
Barbara S. Waldrop

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Barbara S. Waldrop whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, 2025.

Morgan Means
Notary Public
My Commission Expires: *09-01-2026*



Real Estate Sales Validation Form

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

Grantor's Name	<u>Barbara S. Waldrop</u>	Grantee's Name	<u>Lovie Elizabeth Harton</u>
Mailing Address	<u>5667 Colony Lane</u> <u>Birmingham, AL 35226</u>	Mailing Address	<u>585 County Road 469</u> <u>Sterrett, AL 35147</u>
Property Address	<u>215 U.S. Highway 231</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>3/14/25</u>
		Total Purchase Price	<u>\$120,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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	<u>3/14/25</u>	Print	<u>Morgan Means</u>
<input type="checkbox"/> Unattested	_____	Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2025 08:43:11 AM
\$30.50 PAYGE
20250317000078190

Allen S. Bayl