



20250529000163930 1/3 \$140.00
Shelby Cnty Judge of Probate, AL
05/29/2025 02:37:10 PM FILED/CERT

Prepared by:
Michael Evans Wallace
1259 Navajo Trail
Alabaster, AL 35007

TAX NOTICE:
Amanda Powell
40 Rich Drive
Chelsea, Alabama 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Dollars (\$100.00), I, the undersigned AMANDA POWELL. (hereinafter Grantor) in hand paid by AMANDA POWELL AND PATRICK WALLACE (hereinafter referred to as Grantees), the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey unto the Grantees the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION:

Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 83; thence run West along the North line of the Northeast 1/4 of the Southeast 1/4 a distance of 1,068 feet to the Point of Beginning; thence continue last course a distance of 479.98 feet; run South 00 degrees 23 minutes 55 seconds West a distance of 674.63 feet to the center line of a public chert road; thence run along said center line the following approximate bearings and distances; North 74 degrees 03 minutes 24 seconds East a distance of 173.34 feet; North 83 degrees 24 minutes 11 seconds East a distance of 121.75 feet; North 88 degrees 19 minutes 25 seconds East a distance of 197.14 feet; thence run North a distance of 607.25 feet to the Point of Beginning

SUBJECT TO:

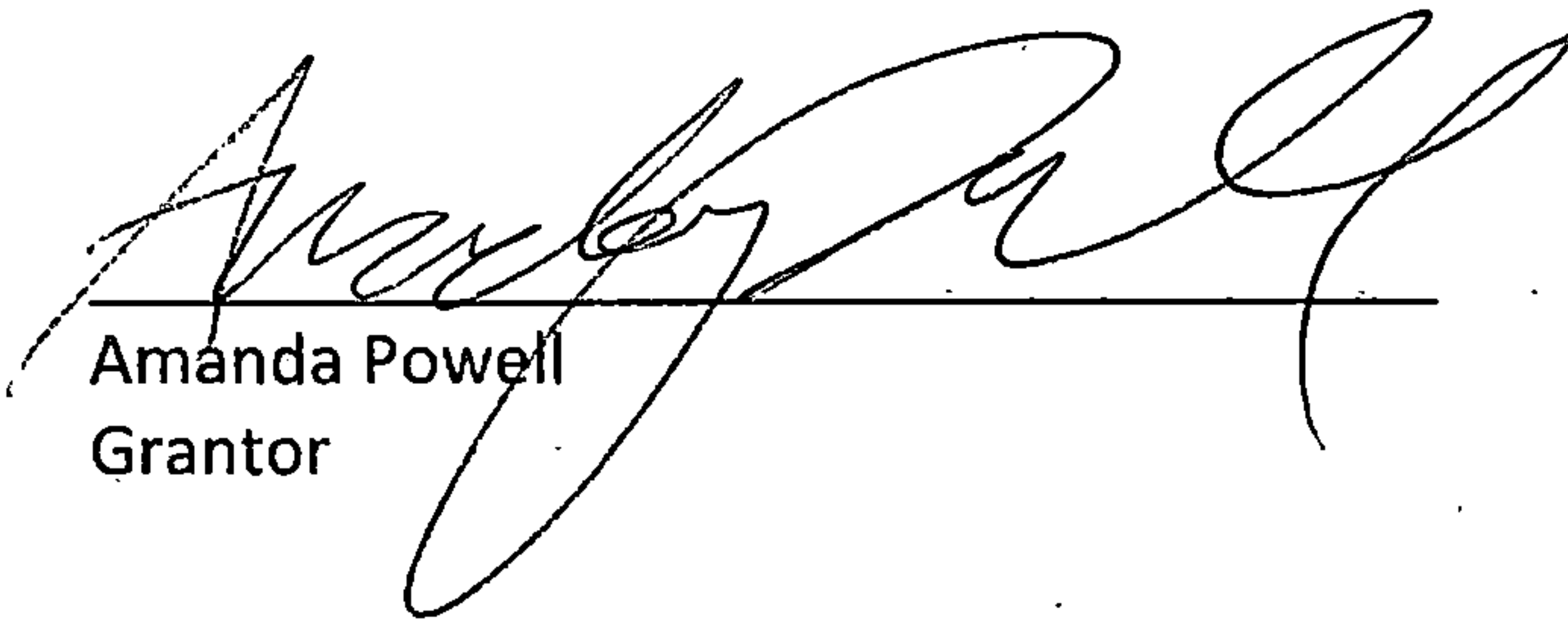
1. A mortgage
2. All easements restrictions, easements rights-of-way, mineral and mining rights.

Shelby County, AL 05/29/2025
State of Alabama
Deed Tax: \$112.00

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General Warranty Deed
Powell, Amanda

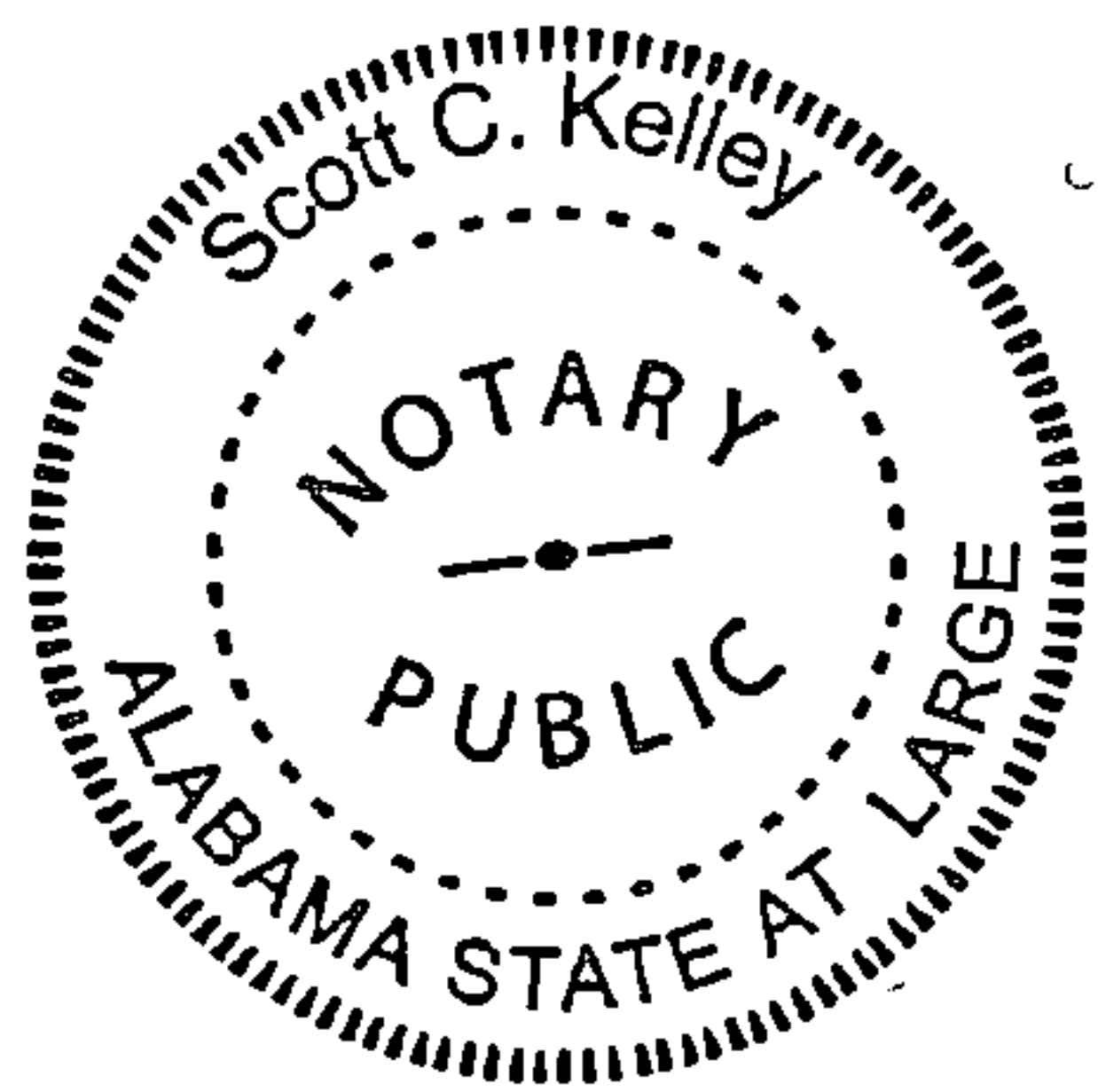
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29 day of
May, 2025.

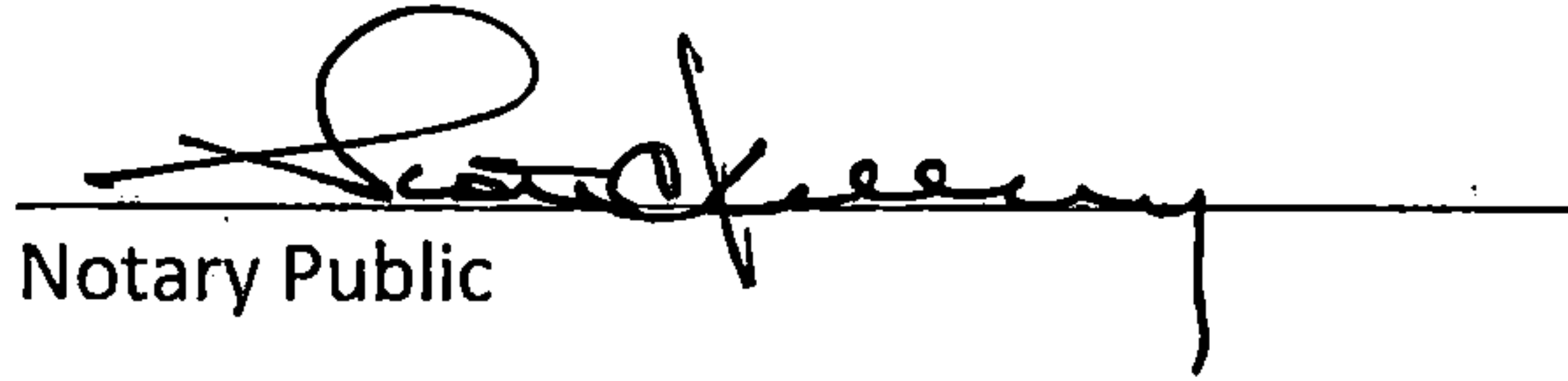

Amanda Powell
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned NOTARY PUBLIC, in for said county and state hereby certify that
Amanda Powell, whose name is signed to the foregoing conveyance, and executed the same
voluntarily on this date.

Given under my oath, hand and official seal this 29 day of May, 2025.




Notary Public

My commission expires: 11/28/2027

Real Estate Sales Validation Form

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

Grantor's Name Amanda Powell
Mailing Address 40 Rich Dr
Chelsea, AL 35043

Grantee's Name Amanda Powell AND
Mailing Address Patrick Wallace
40 Rich Dr
Chelsea, AL 35043

Property Address 40 Rich Dr
Chelsea, AL 35043

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 223,110.00

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 1/2 111,555.00

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 a

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 5/29/2025

Unattested
(verified by)

Print Amanda Powell
Sign (Grantor/Grantee/Owner/Agent) circle one

