

This Instrument was Prepared by:

Send Tax Notice To: Big Lagoon Investments, LLC

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

P.O. Box 1177
Columbiana, AL 35051

File No.: S-22-28775

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Seventeen Thousand Dollars and No Cents (\$317,000.00)**, 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, **P. Stancil Handley a/k/a Phillip Stancil Handley**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Big Lagoon Investments, LLC**, (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 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

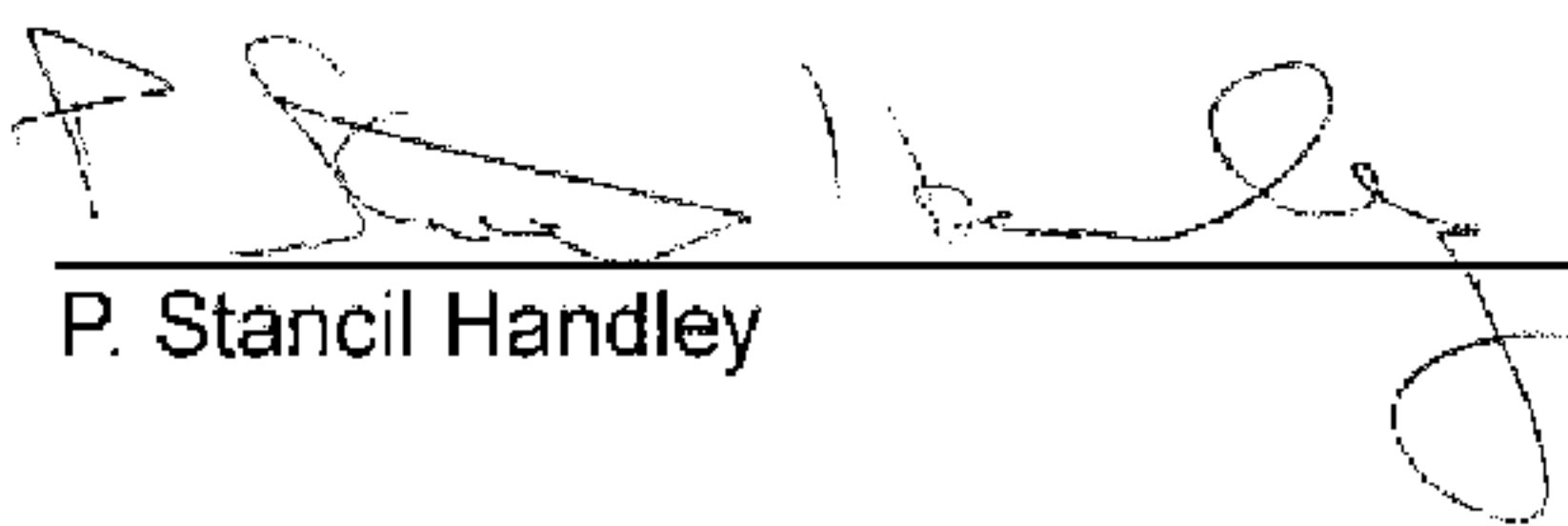
No part of the homestead of the Grantor herein.

\$250,000.00 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 19th day of December, 2022.


P. Stancil Handley

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that **P. Stancil Handley a/k/a Phillip Stancil Handley**, 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 19th day of December, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

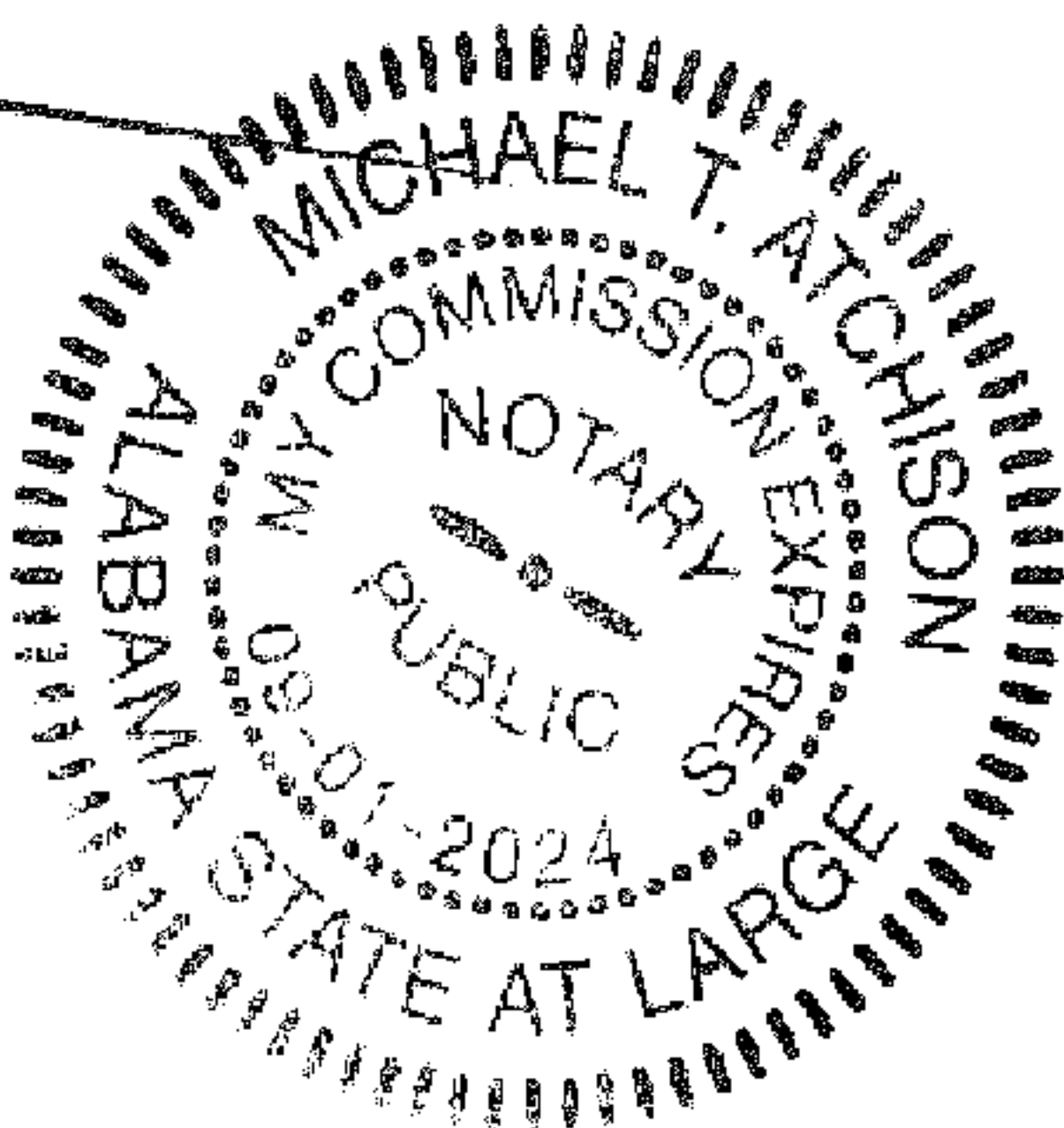


EXHIBIT "A"
LEGAL DESCRIPTION

A lot in the Town of Columbiana in SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West, described as follows;

Beginning at the SE corner of lot known as Mrs. Zera Walton lot on West side of Main Street and running in a Southerly direction along West side of Main Street a distance of 43 feet more or less to a public square; thence run in a Westerly direction along North side of said Public square a distance of 90 feet to lot known as W.F. Davis residence lot; thence Northerly along line of said Davis lot 43 feet more or less to SW corner of Walton lot; thence in an Easterly direction along South line of Walton lot 90 feet to point of beginning.

Also commence at a concrete monument located 12.0 feet South of the SE corner of the SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West; thence run North 74 degrees 28 minutes 30 seconds West a distance of 83.42 feet to a point; thence run North 1 degree 45 minutes West a distance of 500.00 feet to a point; thence run South 89 degrees 50 minutes 30 seconds West a distance of 146.89 feet to a point; thence run North 67 degrees 17 minutes 30 seconds West a distance of 260.20 feet to a point on the North line of the Old Courthouse Square where the said line intersects the West margin of the sidewalk on the West side of Main Street, which point is the Southeast corner of a building known as the Lightcap Building; thence run in a Westerly direction along the South side of said Lightcap Building a distance of 90 feet to the point of beginning of lot herein described; thence turn an angle of 90 degrees to the right and run in a Northerly direction along the West line of said Lightcap Building and Walton Building a distance of 51.0 feet to a point; thence turn an angle of 90 degrees to the left and run in a Westerly direction a distance of 45.0 feet to a point; thence turn an angle of 90 degrees to the left and run in a Southerly direction a distance of 51.0 feet to a point; thence turn an angle of 90 degrees to the left and run in an Easterly direction a distance of 45.0 feet to the Point of Beginning. Said lot is lying in the SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West.

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>P. Stancil Handley</u>	Grantee's Name	<u>Big Lagoon Investments, LLC</u>
Mailing Address	<u>PO Box 828</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>PO BOX 1177</u> <u>Columbiana AL 35051</u>
Property Address	<u>112 S Main St.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>December 19, 2022</u>
		Total Purchase Price	<u>\$317,000.00</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> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</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 December 16, 2022

Print P. Stancil Handley

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2022 10:49:06 AM
\$95.00 JOANN
20221220000455760

Form RT-1



Alvin S. Bayl