

This Instrument was Prepared by:  
Mike T. Atchison  
Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-23-29395

Send Tax Notice To: Tony Duane Webster

2017 Springhill Ct.  
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Two Thousand One Hundred Fifteen Dollars and No Cents (\$302,115.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Walker Family Holdings, LTD**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Tony Duane Webster**, (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

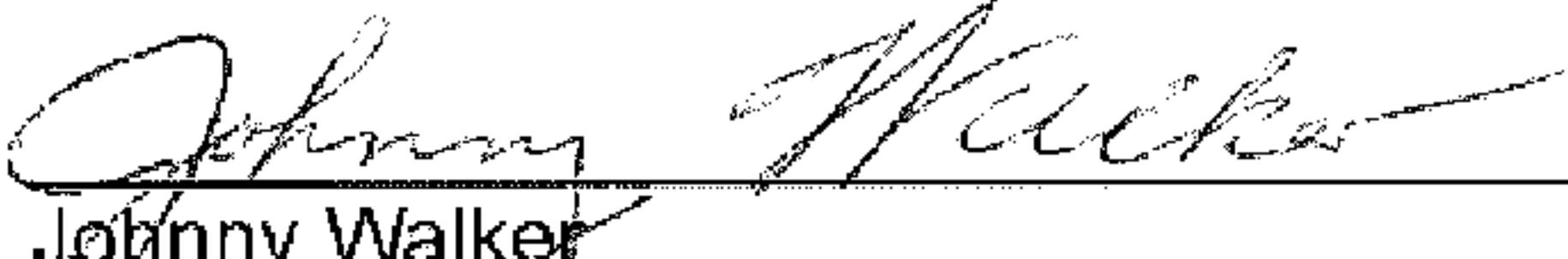
**\$256,700.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of September, 2023.

WALKER FAMILY HOLDINGS, LTD


  
Johnny Walker  
President

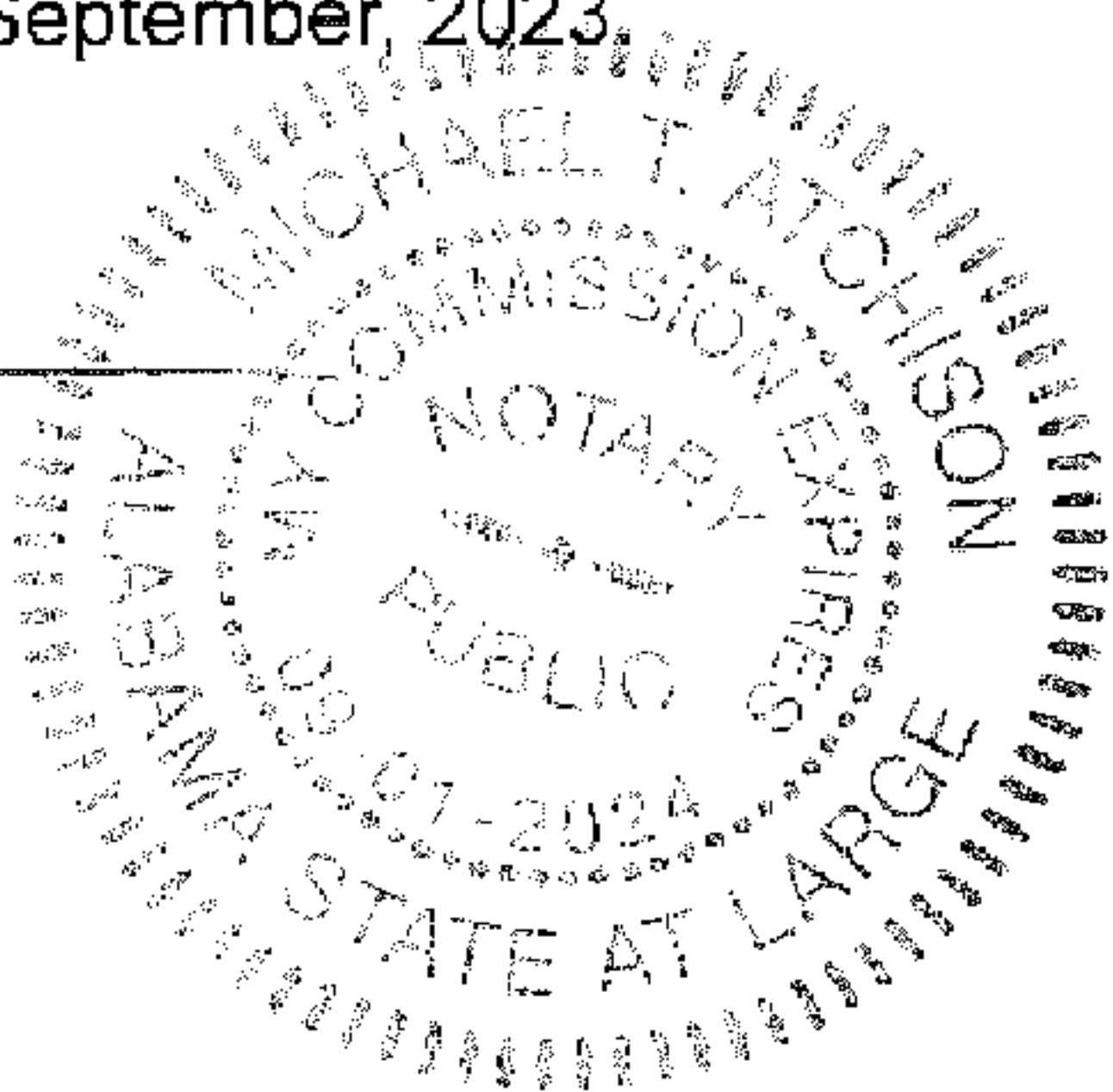
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Johnny Walker as President of Walker Family Holdings, LTD is 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 18th day of September, 2023.


  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 4- A Parcel of land located in the East 1/2 of Section 30 and the North 1/2 of Section 31, all in Township 20 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the SE corner of the NE 1/4 of the NE 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING, thence N88°45'24"W a distance of 424.57' to the centerline of Four Mile Creek; thence N30°31'11" and along said centerline a distance of 82.02'; thence N26°10'23"W and along said centerline a distance of 113.15'; thence N54°40'03"W and along said centerline a distance of 38.35'; thence S84°00'06"W and along said centerline a distance of 86.22'; thence N45°35'27"W and along said centerline a distance of 61.02'; thence N27°42'39"E and along said centerline a distance of 39.76'; thence N02°08'53"W and along said centerline a distance of 21.55'; thence N66°40'49"W and along said centerline a distance of 99.33'; thence N70°42'16"E and along said centerline a distance of 58.82'; thence N46°29'56"W and along said centerline a distance of 82.18'; thence N69°03'41"W and along said centerline a distance of 103.44'; thence N08°27'44"W and along said centerline a distance of 48.78'; thence N33°04'34"W and along said centerline a distance of 99.10'; thence N56°02'40"W and along said centerline a distance of 20.61'; thence N82°31'10"W and along said centerline a distance of 32.54'; thence N16°45'31"W and along said centerline a distance of 23.64'; thence N30°01'58"E and along said centerline a distance of 23.99'; thence N53°45'39"E and along said centerline a distance of 39.64'; thence N24°29'53"W and along said centerline a distance of 51.83'; thence N81°48'17"W and along said centerline a distance of 57.79'; thence N68°15'36"W and along said centerline a distance of 50.56'; thence N42°15'09"W and along said centerline a distance of 12.73'; thence N02°14'20"E and along said centerline a distance of 55.19'; thence N41°46'44"W and along said centerline a distance of 31.95'; thence N66°32'40"W and along said centerline a distance of 45.61'; thence N04°18'13"W and along said centerline a distance of 74.36'; thence N52°41'19"W and along said centerline a distance of 101.08'; thence S71°54'18"W and along said centerline a distance of 75.08'; thence N70°25'59"W and along said centerline a distance of 26.62'; thence N53°48'08"W and along said centerline a distance of 57.34'; thence N33°37'13"W and along said centerline a distance of 126.84'; thence N12°44'51"W and along said centerline a distance of 96.55'; thence N45°58'01"W and along said centerline a distance of 159.89'; thence N04°56'17"E and along said centerline a distance of 90.89'; thence N43°17'00"W and along said centerline a distance of 46.37'; thence N28°33'45"W and along said centerline a distance of 33.02'; thence S88°24'50"E and leaving said centerline of creek a distance of 1671.31' to the Westerly R.O.W. line of Shelby County Highway 49; thence S04°35'50"E and along said R.O.W. line a distance of 174.87'. to a curve to the left, having a radius of 2935.00', subtended by a chord bearing of S07°09'01"E, and a chord distance of 226.63'; thence along the arc of said curve and along said R.O.W. line for a distance of 226.68'; thence S00°25'02"W and leaving said R.O.W. line a distance of 1014.59' to the POINT OF BEGINNING.





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/19/2023 01:13:25 PM  
 \$330.50 PAYGE  
 20230919000280840

*Allen 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	<u>Walker Family Holdings, LTD</u>	Grantee's Name	<u>Tony Duane Webster</u>
Mailing Address	<u>6969 GADSDEN Hwy 11 N</u> <u>TRUSSVILLE AL 35173</u>	Mailing Address	<u>2017 Spring Hill Ct</u> <u>Birmingham, AL 35242</u>
Property Address	<u>Highway 49</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>September 18, 2023</u>
		Total Purchase Price	<u>\$302,115.00</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 September 18, 2023

Print Walker Family Holdings, LTD

   Unattested

Sign *John Walker*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one