



20231024000313740 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
10/24/2023 03:13:45 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Jeremy Wright
Wright Homes, Inc.
1001 Beaumont Avenue STE 101
Birmingham, Al 35242
205.477.6700

SEND TAX NOTICE TO:

Wright Homes, Inc.
1001 Beaumont Ave.
Suite 101
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

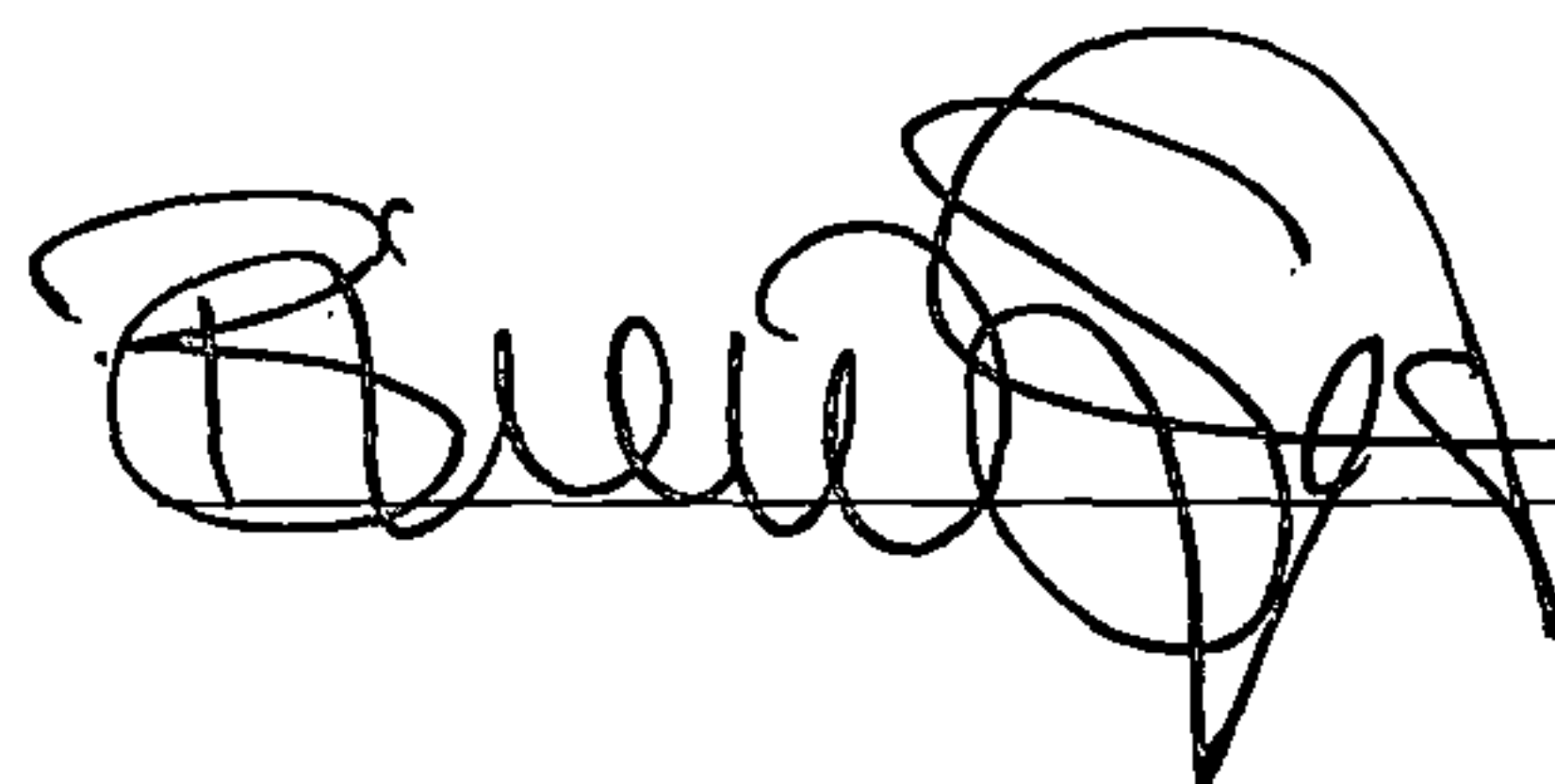
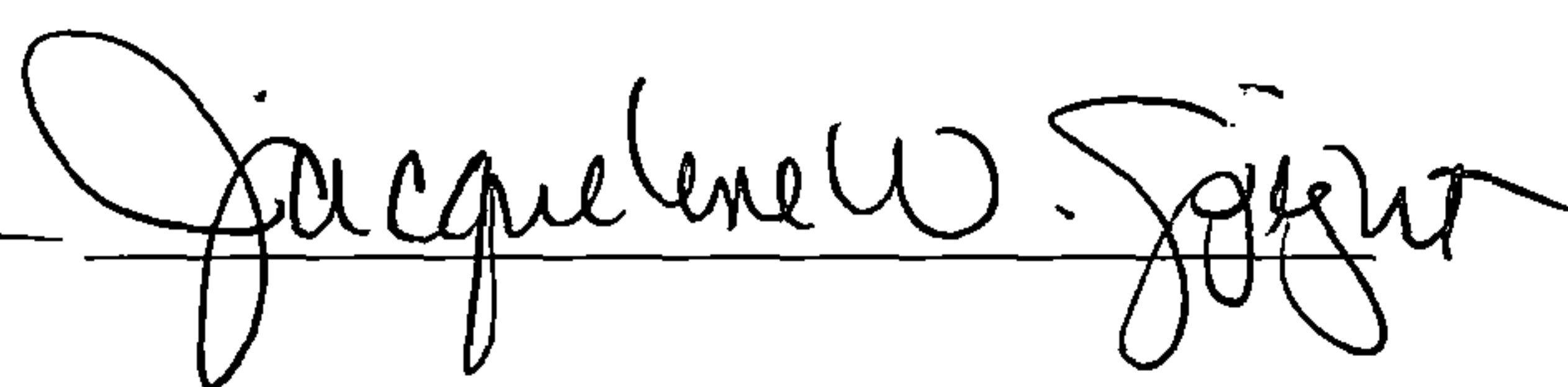
That in consideration of \$ 2,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Bill W. Speight, Jr. and Jackie W. Speight (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Wright Homes, Inc. (herein referred to as grantee), the real estate described on Exhibit A attached hereto and incorporated herein.

The Grantor warrants to the Grantee that the property is suitable for the construction of a residential dwelling, that it will support the weight of all improvements, and any occupant will eliminate or be able to dispose of sewage by means of a septic tank and field lines.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, its successors 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 for my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6th day of October, 2023.

Shelby County, AL 10/24/2023
State of Alabama
Deed Tax: \$2.00



20231024000313740 2/3 \$30.00
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EXHIBIT "A"

LEGAL DESCRIPTION

Commence at a concrete monument in place being the Southeast corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89°03'03" West along the South boundary of Section 1 and is also the North boundary of Section 12, Township 21 South, Range 2 West for a distance of 660.78 feet to a concrete monument in place, said point being the point of beginning. From this beginning point proceed South 60°37'32" West for a distance of 753.05 feet (set ½" rebar CA-0114-LS); thence North 15°23'13" West for a distance of 1179.28 feet (set ½" rebar CA-0114-LS) to a point on the Southerly right of way of said road; thence proceed Southeasterly along the Southerly right of way of said road and along the curvature of a concave curve right having an arc length of 96.38 feet and a radius of 372.21 feet; thence proceed Southeasterly along the Southerly right of way of said road and along the curvature of said curve for a chord bearing and distance of South 86°23'53" East, 96.12 feet to the P.T. of said curve; thence proceed South 78°58'47" East along the Southerly right of way of said road for a distance of 172.82 feet to the P.C. of a concave curve left having an arc length of 582.47 feet and a radius of 455.64 feet; thence proceed Northeasterly along the Southerly right of way of said road and along the curvature of said curve for a chord bearing and distance of North 64°23'54" East, 543.61 feet to the P.T. of said curve; thence proceed North 27°46'35" East along the Southerly right of way of said road for a distance of 110.57 feet to the P.C. of a concave curve right having an arc length of 215.40 feet and a radius of 379.75 feet for a chord bearing and distance of North 44°01'32" East, 212.52 feet (set ½" rebar CA-0114-LS); thence proceed South 00°39'57" East for a distance of 1214.18 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth and the Southwest one-fourth of the Southeast one-fourth of Section 1 and the Northeast one-fourth of the Northeast one-fourth and the Northwest one-fourth of the Northeast one-fourth of Section 12, Township 21 South, Range 2 West, Shelby County, Alabama.

STATE OF ALABAMA)
Shelby COUNTY)

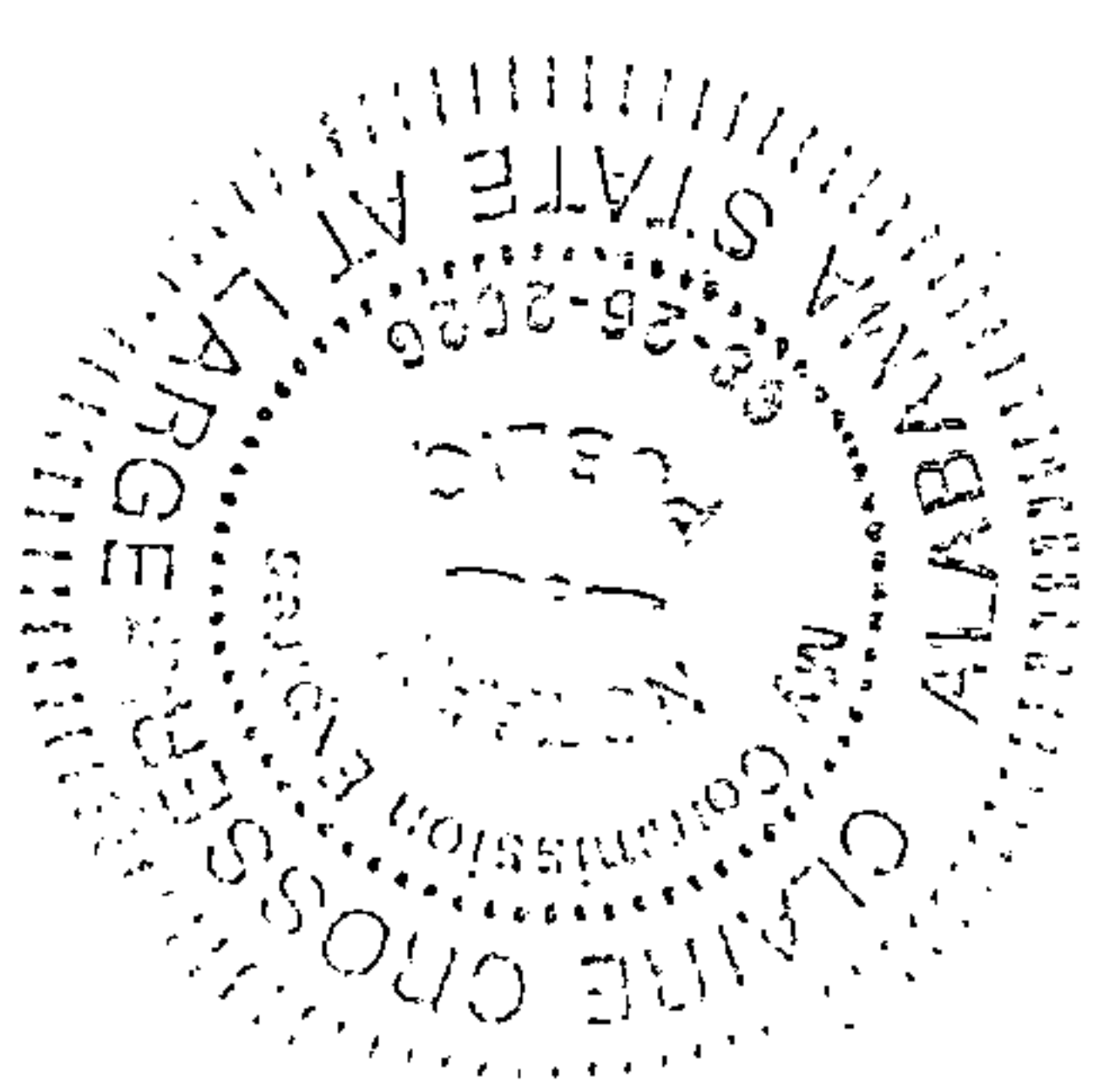
General Acknowledgment

I, Claire Cross, a Notary Public in and for said County, in said State, hereby certify that Bill and Jackie Speight, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October A.D., 2023.

Claire Cross
 NOTARY PUBLIC

My Commission Expires: 09/26/2026



Real Estate Sales Validation Form

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

Grantor's Name Bill W. Speight, Jr
Mailing Address Jacqueline W. Speight
301 Lakewood Circle
Helena, AL 35080

Grantee's Name Wright Homes, Inc.
Mailing Address 1001 Beaumont Ave.
Suite 101
Birmingham, AL 35242

Property Address 6091 Joiner Town Road
Columbiana, AL 35051

Date of Sale 10/6/2023
Total Purchase Price \$ 2,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input 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 _____

Print Jeremy R. Wright

Unattested _____
(verified by)

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