

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
RODDY O. SAMPLE and
LEIGH ANN SAMPLE

100 Granville Lane
Delham, AL 35724

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)* to the undersigned Grantors, THOMAS STEWART DENNEY, JR., a married man, and JEFFREY LESTER DENNEY, a married man, individually AND as Personal Representatives of the Estate of Thomas Stewart Denney, Dec., Probate Case No. 2018-A-161, Lee County, Alabama, (hereinafter referred to as Grantors, whose mailing address is 8333 COUNTY ROAD 47, CHELSEA, AL 35051), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto RODDY O. SAMPLE and LEIGH ANN SAMPLE (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

PLEASE SEE THE ATTACHED EXHIBIT "A."

Property address: 8333 COUNTY ROAD 47, CHELSEA, AL 35051

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: CLOSING STATEMENT

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOL. 324, PAGE 30.
5. AGREEMENT WITH SHELBY CO. DEPARTMENT OF HEALTH AS RECORDED IN INST. NO. 2003-70448.
6. WATER LIEN AGREEMENT RECORDED IN INST. NO. 2011-18034

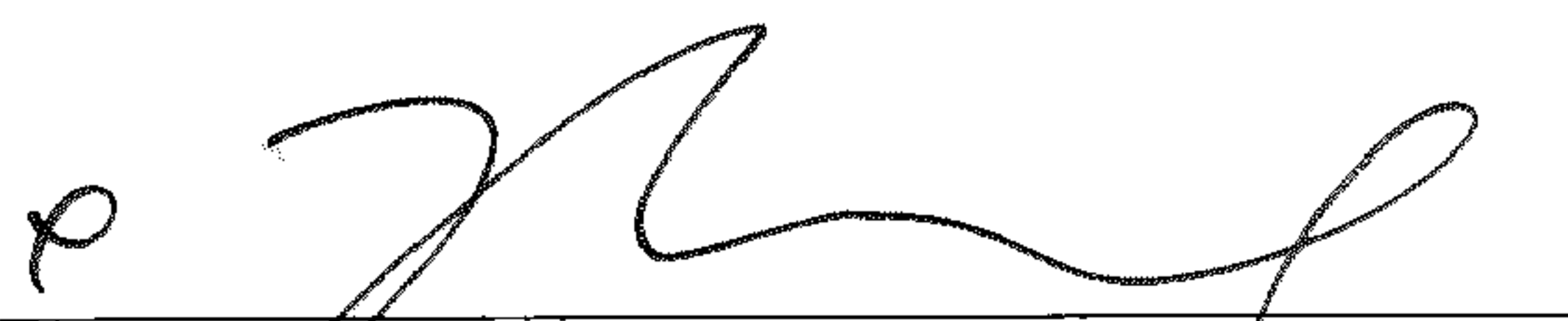
THOMAS STEWART DENNEY was the surviving grantee of that certain deed recorded in SHELBY REAL 278, PAGE 79; ELNORA L. DENNEY, having died on 11/03/1997.

\$170,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

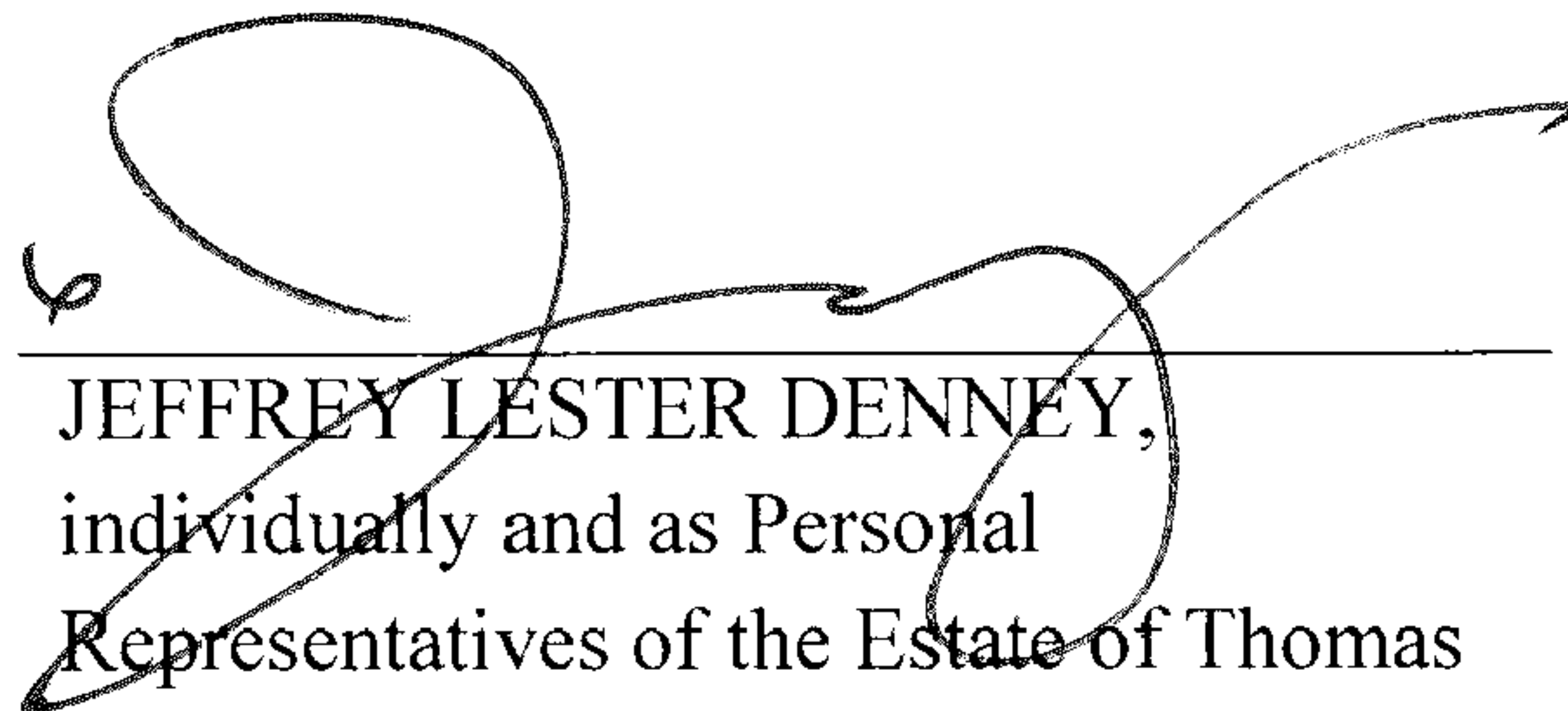
THE PROPERTY CONVEYED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR(S) NOT THAT OF THEIR SPOUSE(S).

TO HAVE AND TO HOLD and said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 22nd day of February, 2019.



THOMAS STEWART DENNEY, JR.,
individually and as Personal
Representative of the Estate of Thomas
Stewart Denney, Dec., Probate Case
No. 2018-A-161, Lee County, Alabama

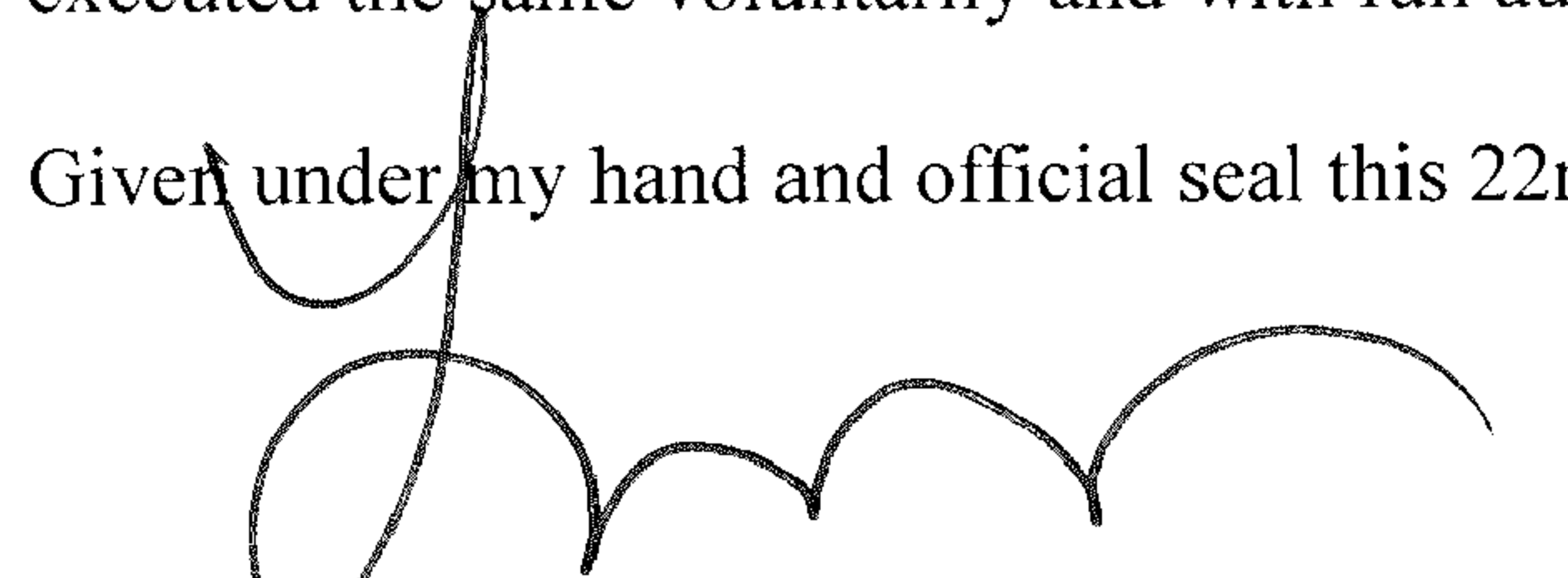


JEFFREY LESTER DENNEY,
individually and as Personal
Representatives of the Estate of Thomas
Stewart Denney, Dec., Probate Case No.
2018-A-161, Lee County, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

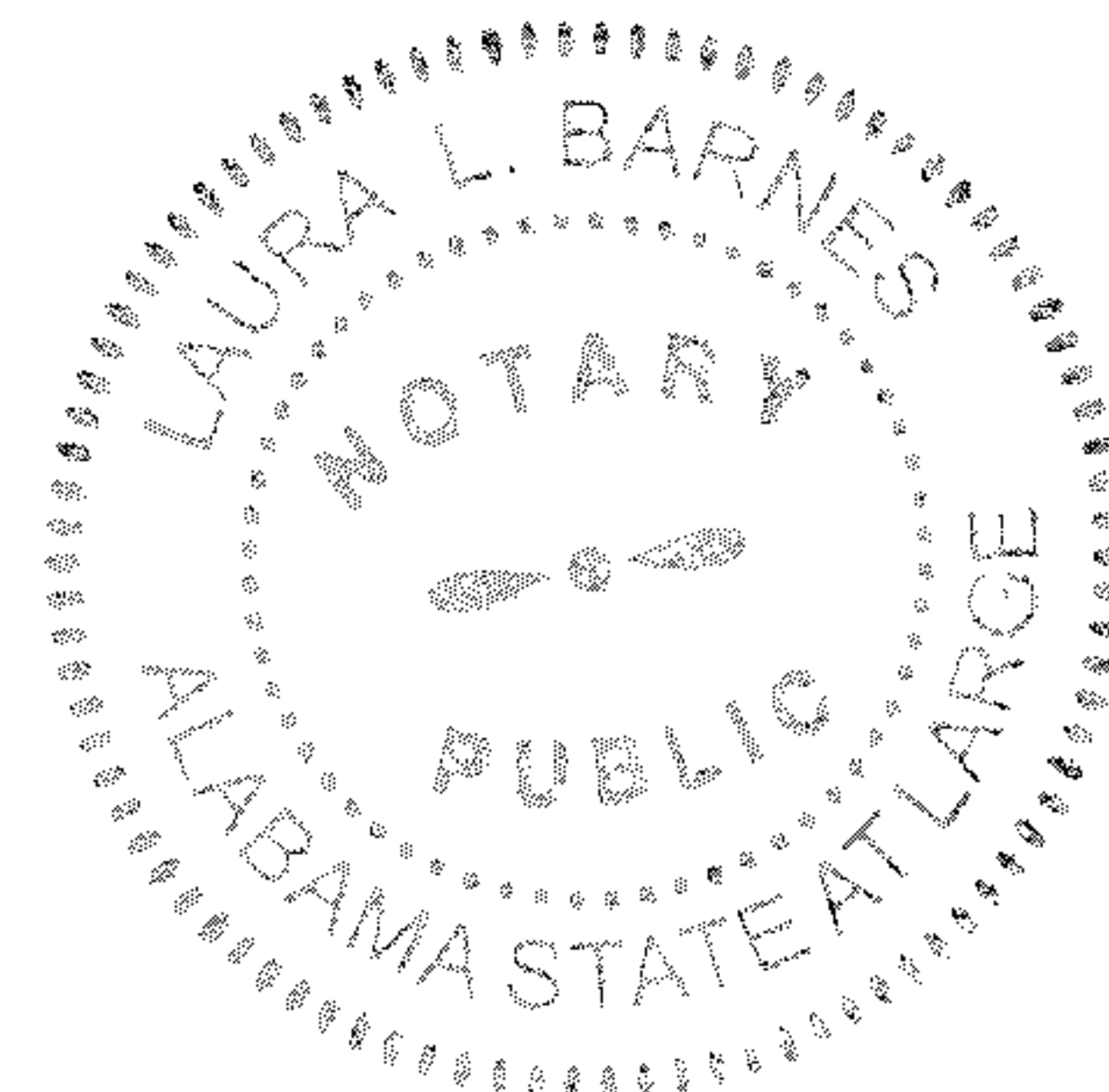
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that THOMAS STEWART DENNEY, JR., a married man, and JEFFREY LESTER DENNEY, a married man, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this 22nd day of February, 2019.



NOTARY PUBLIC

2/4/20



LEGAL DESCRIPTION

A Parcel of land situated in Sections 11 & 14, all in Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the NW Corner of above said Section 14; said point being the POINT OF BEGINNING; thence S00°00'00"E for a distance of 819.04'; thence S89°28'33"E for a distance of 563.31' to the Northwesternly R.O.W. line of Chelsea Road, 80' R.O.W. and the beginning of a non-tangent curve to the right, having a radius of 967.00, a chord bearing of N52°24'06"E and a chord distance of 675.69'; thence along the arc of said curve and said R.O.W. line for a distance of 690.25; thence N72°51'02"E and along said R.O.W. line for a distance of 114.41'; thence N71°30'53"W and leaving said R.O.W. line for a distance of 686.93'; thence N24°39'28"W for a distance of 1298.14'; thence S00°50'13"W for a distance of 1019.47' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name: THOMAS STEWART DENNEY, JR.
and JEFFREY LESTER DENNEY
Mailing Address: 8333 COUNTY ROAD 47
CHELSEA, AL 35051
Property Address: 8333 COUNTY ROAD 47
CHELSEA, AL 35051

Grantee's Name: RODDY SAMPLE
PROPERTIES, LLC
Mailing Address: 8333 COUNTY ROAD 47
CHELSEA, AL 35051
Date of Sales: February 22nd, 2019
Total Purchase Price: (\$200,000.00)

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)

_____ Bill of Sale	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>x</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 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: February 22nd, 2019

_____ Unattested

_____ (verified by)

Print Laura L. Barnes

Sign _____

(Grantor/Grantee/Owner/Agent) **circle one**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2019 12:28:36 PM
\$295.00 CHERRY
20190225000058410

Allen S. Bayl