

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
James Ryan Dudley
1049 County Road 311
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINETY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$95,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John Dudley and wife Donna Dudley and Elizabeth Grandy, a married woman(herein referred to as Grantors)**, grant, bargain, sell and convey unto, **James Ryan Dudley (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

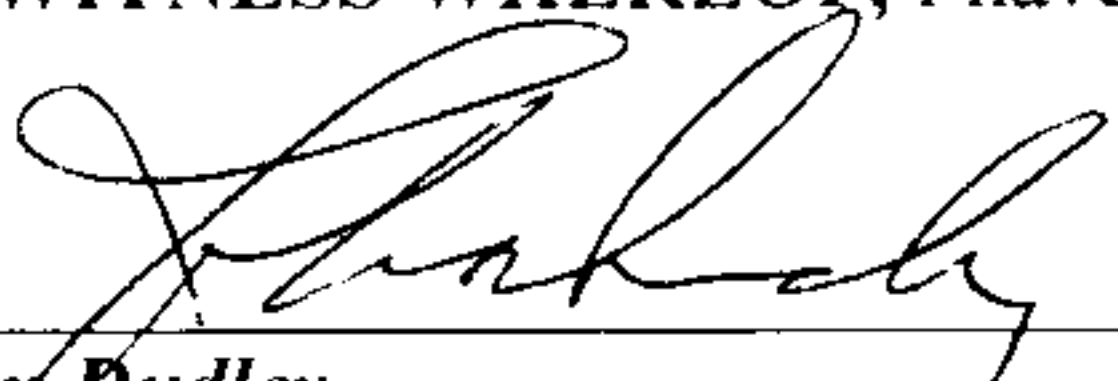
1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein or their spouses.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

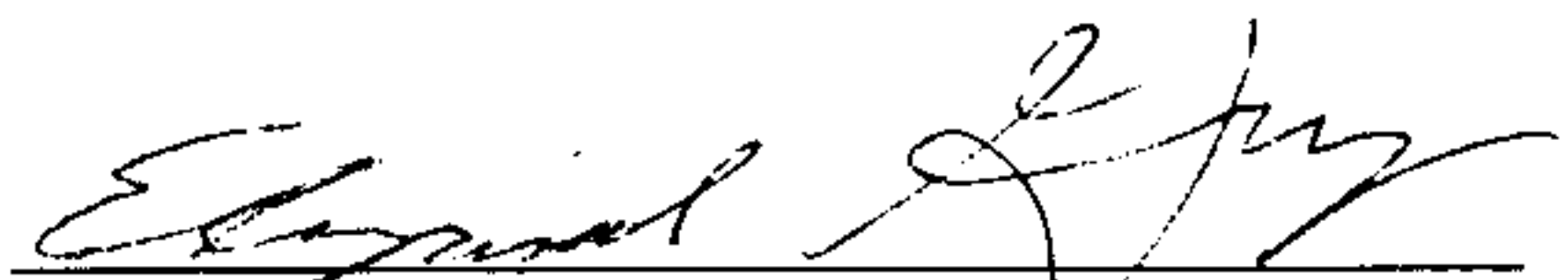
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of Aug, 2019.



John Dudley



Donna Dudley

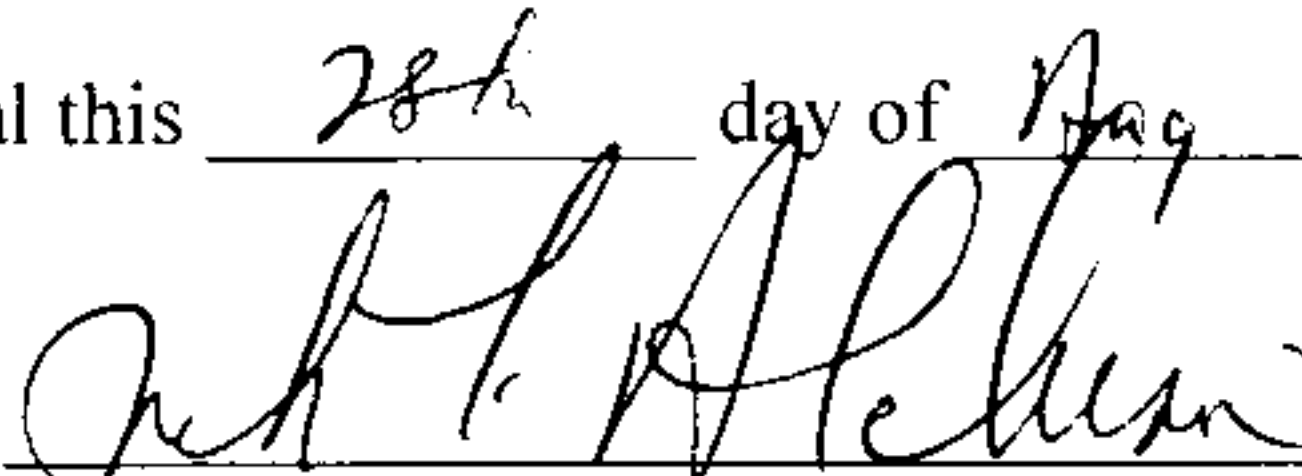


Elizabeth Grandy


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John Dudley and Donna Dudley and Elizabeth Grandy**, whose names are 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of Aug, 2019.



Notary Public
My Commission Expires: 9/22/2020


20190829000317560 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/29/2019 10:12:54 AM FILED/CERT

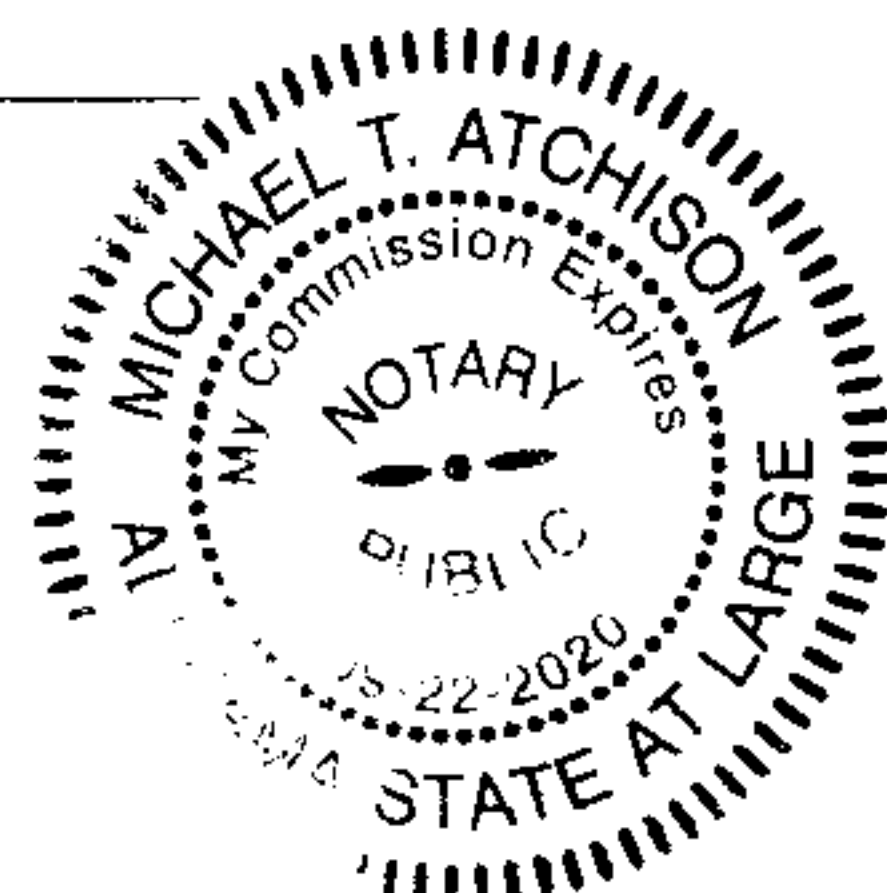


EXHIBIT A
LEGAL DESCRIPTION

Commence at the NE Corner of the SW 1/4 of the SE 1/4 of Section 16, Township 24 North, Range 15 East, Shelby County, Alabama; thence S00°00'00"E for a distance of 197.16'; thence N88°14'33"W for a distance of 90.04' to the POINT OF BEGINNING; thence S00°00'00"E for a distance of 198.02'; thence S39°52'30"W for a distance of 393.11'; thence N52°07'30"W for a distance of 189.00'; thence S68°32'00"W for a distance of 55.66'; thence N55°22'24"W for a distance of 195.53'; thence N38°14'02"W for a distance of 75.50'; thence N10°28'35"W for a distance of 54.72'; thence N19°25'48"E for a distance of 46.70'; thence N10°13'10"W for a distance of 285.97'; thence N40°12'52"E for a distance of 46.26'; thence S29°01'28"E for a distance of 161.81'; thence S62°22'30"E for a distance of 48.46'; thence S88°14'33"E for a distance of 554.73' to the POINT OF BEGINNING.

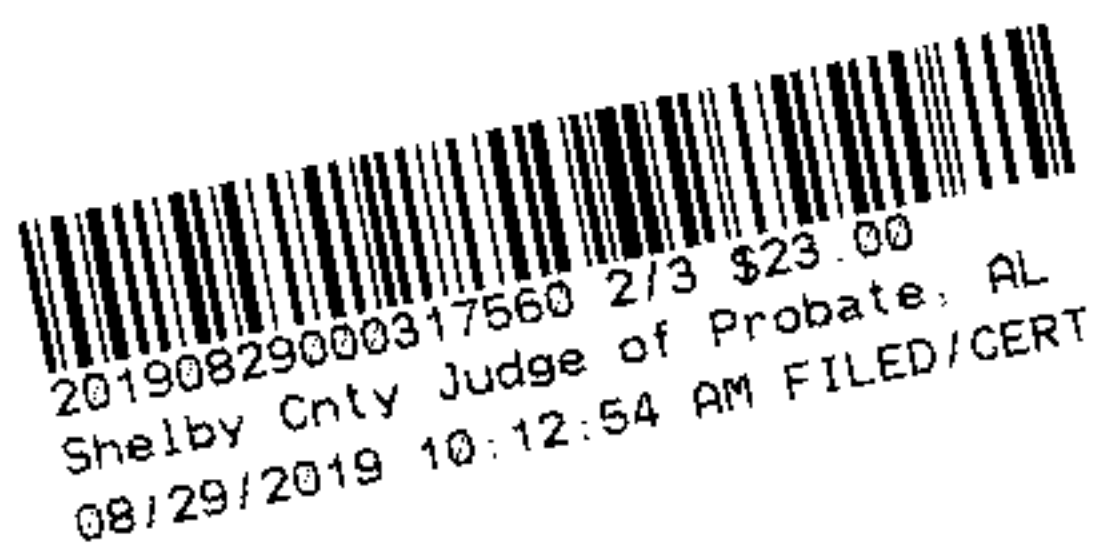
A Parcel of land to be known as Lot 1 of Dudley Family Subdivision, in the process of being reviewed by Shelby County Development Services and being known as Case #S.A.19-048.

ALSO AND INCLUDING a 15' Ingress/Egress Easement, lying 7.5' either side of and parallel to the following described centerline:

Commence at the NE Corner of the SW 1/4 of the SE 1/4 of Section 16, Township 24 North, Range 15 East, Shelby County, Alabama; thence N88°14'33"W for a distance of 1330.20' to the NW Corner of above said 1/4-1/4; thence S00°36'35"E for a distance of 380.00'; thence N87°38'44"E for a distance of 578.31' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S29°48'56"W for a distance of 26.19'; thence S20°47'38"W for a distance of 38.41'; thence S02°06'50"E for a distance of 33.40'; thence S20°07'38"E for a distance of 32.03'; thence S35°30'04"E for a distance of 45.03'; thence S46°16'54"E for a distance of 59.76'; thence S58°03'16"E for a distance of 168.66'; thence S42°56'01"E for a distance of 116.95'; thence S51°55'42"E for a distance of 135.68'; thence S62°22'21"E for a distance of 207.18'; thence S56°15'06"E for a distance of 40.63'; thence S40°04'13"E for a distance of 32.67'; thence S14°07'36"E for a distance of 35.38'; thence S04°07'14"W for a distance of 43.09'; thence S23°53'34"W for a distance of 74.72'; thence S10°26'00"W for a distance of 15.55' to the Northwesternly R.O.W. line of Shelby County Highway 311 and the POINT OF ENDING OF SAID CENTERLINE.

ALSO AND INCLUDING a 15' Ingress/Egress Easement, lying 7.5' either side of and parallel to the following described centerline:

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 16, Township 24 North, Range 15 East, Shelby County, Alabama; thence S88°27'34"E for a distance of 297.89'; thence N43°48'08"E for a distance of 770.87'; thence N46°48'44"W for a distance of 117.15' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N55°08'37"E for a distance of 80.50' to the POINT OF ENDING OF SAID CENTERLINE.



Real Estate Sales Validation Form

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

Grantor's Name John Dudley
Mailing Address 209 W. Sterrett St.
Columbiana, AL.
35051

Grantee's Name James Ryan Dudley
Mailing Address 1049 County Rd 311
Shelby AL 35147

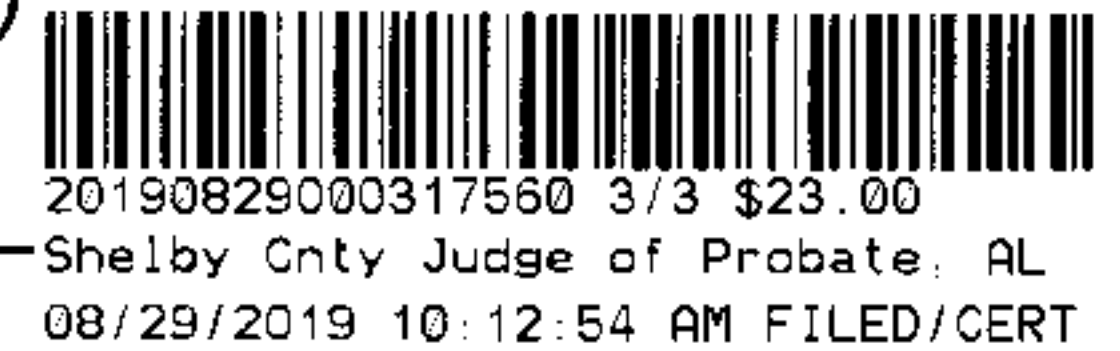
Property Address 1049 County Rd 311
Shelby AL 35147

Date of Sale 28 Aug 19
Total Purchase Price \$ 95,000
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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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 28 Aug 19

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1