

THIS INSTRUMENT PREPARED BY: Rhonda J. Wright  
WRIGHT HOMES, INC.  
P.O. BOX 429  
6021 McASHAN DRIVE  
McCALLA, AL 35111

SEND TAX NOTICE TO: Thomas and Mary Kay Tully  
395 Whispering Ridge  
Helena, AL 35080

**WARRANTY DEED (WITHOUT SURVIVORSHIP)**

STATE OF ALABAMA  
Shelby & Bibb COUNTY

That in consideration of \$180,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Hugh Thomas Tully and spouse, Mary Kay Tully; a married couple,  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Wright Homes, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby & Bibb County, Alabama, to wit:

SEE EXHIBIT "A"

The Grantors warranty to the Grantee that the property is suitable for the construction of a house, that it will support the weight of all improvements, and it will eliminate or dispose of waste by means of a septic tank and its field lines.

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 for 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 4<sup>th</sup> day of August, 2020.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

X Hugh Thomas Tully  
X Mary Kay Tully

\_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Rhonda J. Wright, a Notary Public in and for said County, in said State, hereby certify that Hugh Thomas Tully and spouse, Mary Kay Tully, a married couple, 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 4<sup>th</sup> day of August A.D., 2020.

Rhonda J. Wright  
NOTARY PUBLIC  
My Commission Expires: 9-6-22

2015

**EXHIBIT "A"**

Lot 10-3, according to the Survey of Resubdivision of Lot 10, Whispering Pines Farms, as recorded in Map Book 32, Page 28, in the Probate Office of Shelby County, Alabama. And also Easement for Access and Utilities as shown on document recorded 10-21-2004 and recorded in Instrument No. 20041021000582900 further described as follows:

A 20 foot easement for ingress/egress and utilities running 10 feet each side and parallel to the following described centerline:

Commence at the SE corner of lot 10-9B as shown in Map Book 42, Page 28; thence N 78 degrees 45 minutes 47 seconds East, a distance of 10.00 feet to the Point of Beginning of said Centerline; thence North 10 degrees 37 minutes 23 seconds West, a distance of 623.36 feet; thence North 04 degrees 52 minutes 45 seconds West, a distance of 513.01 feet to a point, said point being the beginning of a curve to the left, having a radius of 70.00 feet, a central angle of 87 degrees 52 minutes 11 seconds, and subtended by a chord which bears North 48 degrees 36 minutes 42 seconds West, and a chord distance of 97.14 feet; thence along the arc of said curve, a distance of 107.35 feet; thence South 88 degrees 03 minutes 58 seconds West, a distance of 308.98 feet to the point of the ending of said centerline.

Situated in Shelby County and Bibb County, Alabama.

## 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>Hugh + Mary Kay Tully</u>	Grantee's Name	<u>Wright Homes, Inc.</u>
Mailing Address	<u>395 Whispering Ridge</u> <u>Helena, AL 35080</u>	Mailing Address	<u>P.O. Box 429</u> <u>McCalla, AL 35111</u>
Property Address	<u>395 Whispering Ridge</u> <u>Helena, AL 35080</u>	Date of Sale	<u>August 4, 2020</u>
		Total Purchase Price \$	<u>180,000.00</u>
		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 8/4/20

Print Richard A. Wright, Wright Homes, Inc.

Unattested

Sign Richard A. Wright, Wright Homes, Inc.  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/05/2020 08:01:06 AM  
\$208.00 CHERRY  
20200805000332250

*Allen S. Bayl*