

SEND TAX NOTICE TO:
William Barnwell Battles
174 Carroll Road
Wilsonville, Alabama 35186

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20200903000392930
09/03/2020 01:49:53 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Seven Thousand Five Hundred dollars & no cents (\$137,500.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Isaac Whitley and Ashley Traywick nka Ashley Traywick Whitley, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **William Barnwell Battles, an unmarried man** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCE WHERE THE SOUTH LINE OF THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 1 EAST INTERSECTS WITH THE EASTERLY LINE OF CARROLL DRIVE; THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY LINE OF CARROLL DRIVE FOR 165.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR 145.34 FEET; THENCE 61 DEGREES 46 MINUTES 43 SECONDS RIGHT RUN EASTERLY PARALLEL WITH THE SOUTH LINE THEREOF FOR 210.00 FEET; THENCE 117 DEGREES 47 MINUTES 15 SECONDS RIGHT RUN SOUTHWESTERLY 191.68 FEET; THENCE 74 DEGREES 34 MINUTES 40 SECONDS RIGHT RUN NORTHWESTERLY 193.84 FEET TO THE POINT OF BEGINNING.

\$109,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

The fence is out on the north line the gravel drive/area is out on the NW corner and the SW corner of subject property.

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 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, Grantors have hereunto set his/her/their hand(s) and seal(s), this **August 21, 2020** .

Isaac Whitley (Seal)
Isaac Whitley

Ashley Traywick nka Ashley Traywick Whitley (Seal)
Ashley Traywick nka Ashley Traywick Whitley

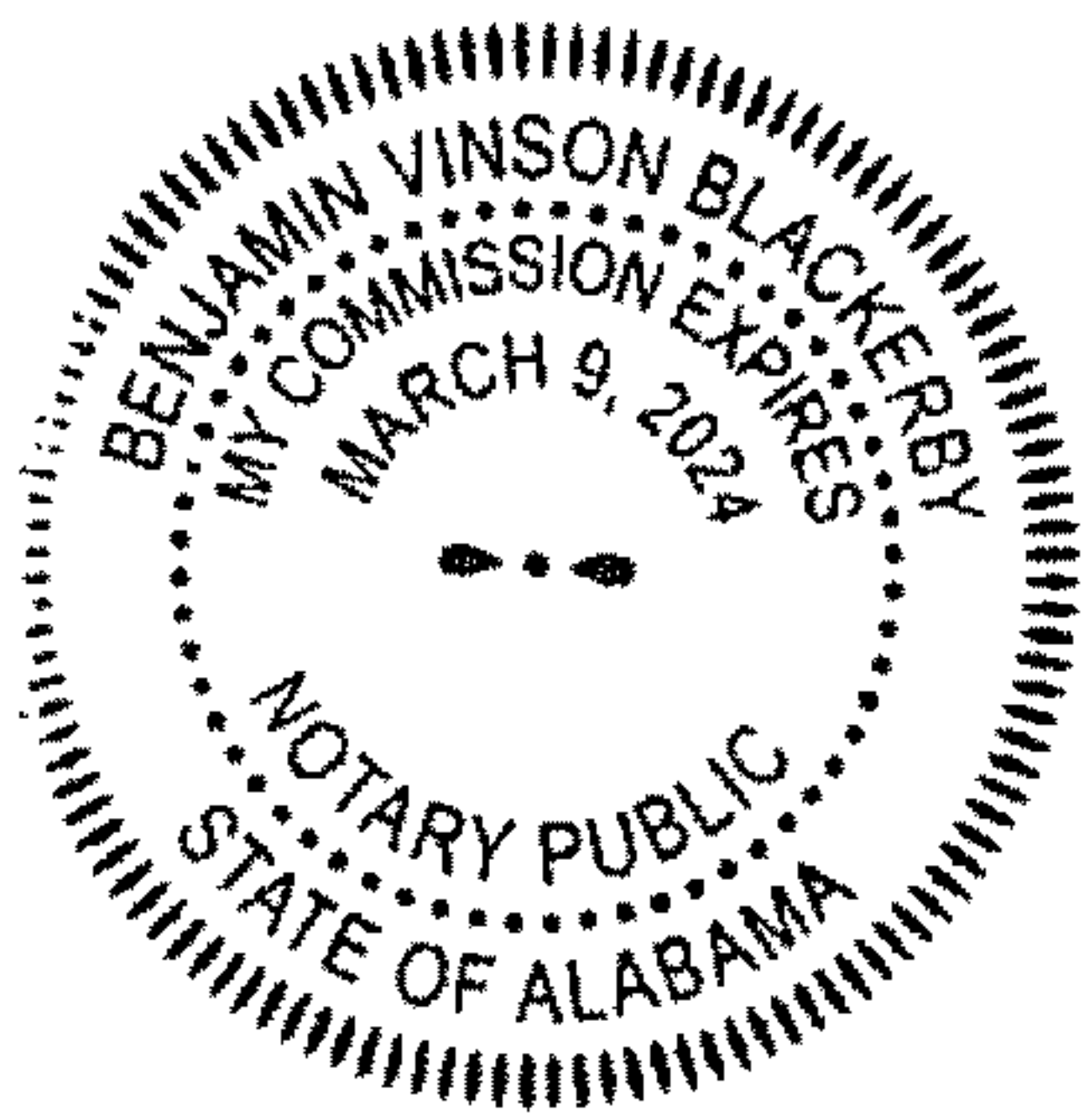
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Isaac Whitley and Ashley Traywick nka Ashley Traywick Whitley, husband and wife** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, 2020



[Signature]
Notary Public.
(Seal)
My Commission Expires: 3-9-24

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Isaac Whitley and Ashley Traywick nka Ashley Traywick Whitley
Grantee's Name William Barnwell Battles

Mailing Address 2222 Beaver Creek Road
Columbiana, Alabama 35051
Property Address 174 Carroll Road
Wilsonville, Alabama 35186

Mailing Address 174 Carroll Road
Wilsonville, Alabama 35186
Date of Sale 08/21/2020

Total Purchase Price \$137,500.00

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)

☐ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 proeprty 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 8/21/20

Print William Barnwell Battles

Unattested

(verified by)

Sign

William B. Battles

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2020 01:49:53 PM
\$166.50 CHARITY
20200903000392930

Allen S. Bayl