

SEND TAX NOTICE TO:
Bruce A. Gulledge
3209 Highway 231
Vincent, Alabama 35178

20201026000485260
10/26/2020 09:10:52 AM
DEEDS 1/3

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

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Seven Thousand dollars & no cents (\$137,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Carolyn Youngblood, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Bruce A. Gulledge** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of Section 26, Township 18 South, Range 2 East, Shelby County, Alabama; thence proceed North 37° 03' 54" West for a distance of 1753.42 feet to a 5/8" rebar in place, said point being located on the Northerly right-of-way of Shelby County Road No. 59 said point also being the point of beginning. From this beginning point proceed North 59° 51' 22" West along the Northerly right-of-way of said Shelby County road No. 59 for a distance of 10.18 feet to a 5/8" rebar in place; thence proceed North 30° 05' 20" East along the centerline of the Old Coosa Valley Road for a distance of 175.88 feet to a capped rebar in place (Luker); thence proceed North 29° 12' 36" East along the centerline of the Old Coosa Valley Road for a distance of 197.29 feet to a 5/8" rebar in place; thence proceed North 28° 58' 49" East along the centerline of the Old Coosa Valley Road for a distance of 182.83 feet to a 5/8" rebar in place; thence proceed North 37° 32' 06" East along the centerline of the Old Coosa Valley Road for a distance of 150.99 feet to a 5/8" rebar in place; thence proceed North 88° 53' 54" East for a distance of 25.25 feet to a 5/8" rebar in place; thence proceed North 88° 53' 34" East for a distance of 165.57 feet to a 1/2" rebar in place being located on the Westerly right-of-way of U. S. Highway 231; thence proceed South 33° 00' 14" West along the Westerly right-of-way of said U. S. Highway 231 for a distance of 805.62 feet to a capped rebar in place (Luker), said point being located at the intersection of the Westerly right-of-way of said U. S. Highway 231 and the Northerly right-of-way of Shelby County Road No. 59; thence proceed North 59° 51' 22" West along the Northerly right-of-way of said Shelby County Road No. 59 for a distance of 125.13 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth of Section 26, Township 18 South, Range 2 East, Shelby County, Alabama, said property being the same as shown on Inst # 20050810000409680 record in the Office of the Judge of Probate of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor(s).

Carolyn Youngblood is the surviving Grantee of that deed record in Instrument #20050810000409680. Raymond Youngblood having died August 20, 2019.

\$132,600.00 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.

Easement to BellSouth Telecommunications, Inc. filed in Instrument #20101103000368410.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

WARRANTY DEED
CBT File #1811105

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 **October 23, 2020** .

Carolyn Youngblood (Seal)
Carolyn Youngblood

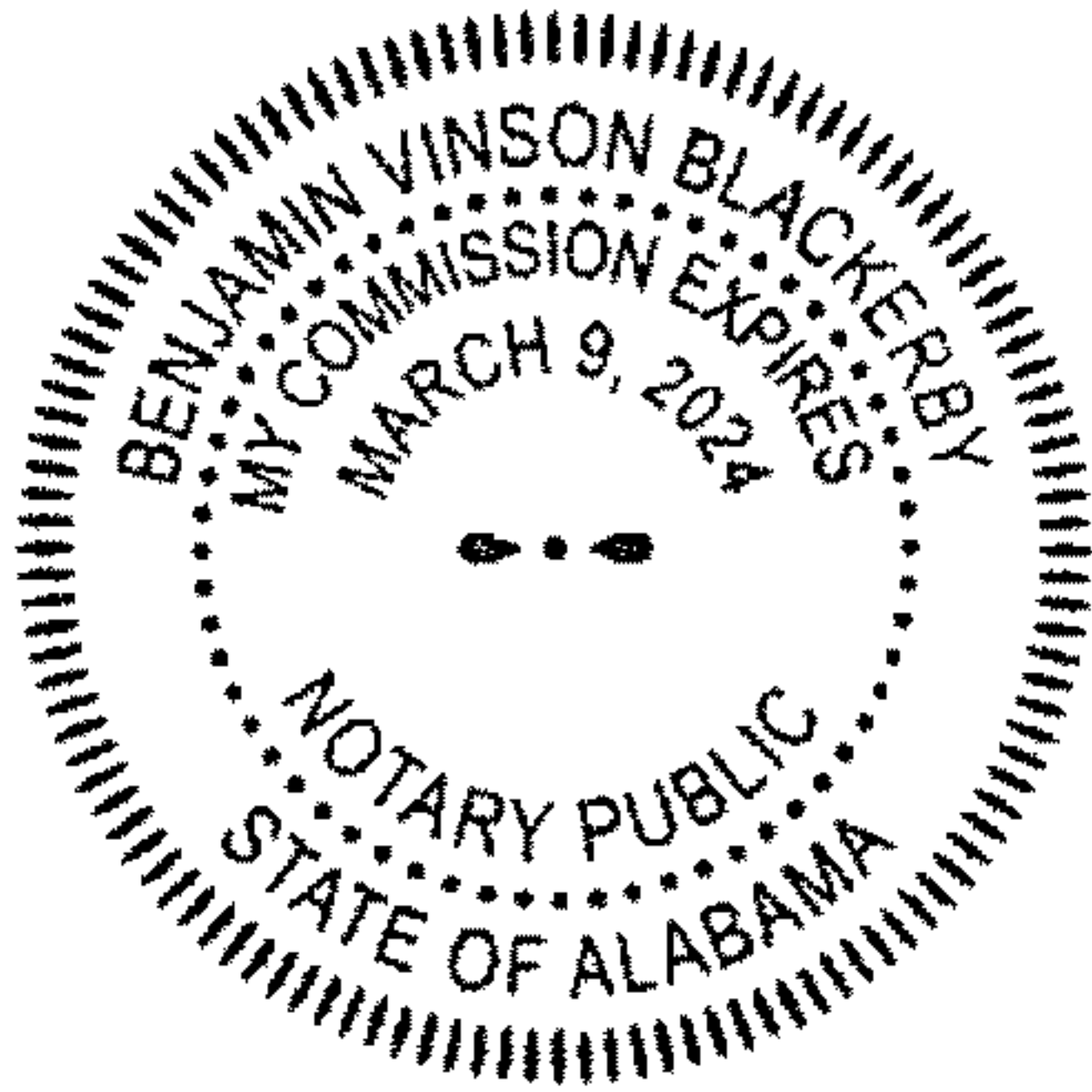
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carolyn Youngblood; an unmarried woman** , 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 23rd day of October, 2020



Benjamin Vinson Blackeby
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 Carolyn Youngblood
Mailing Address 1050 Funderburg Bend Road
Pell City, Alabama 35128
Property Address 3209 Highway 231
Vincent, Alabama 35178

Grantee's Name Bruce A. Gulledge
Mailing Address 3209 Highway 231
Vincent, Alabama 35178
Date of Sale 10/23/2020
Total Purchase Price \$137,000.00
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)

- Bill of Sale
[X] 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 10/23/2020

Print Bruce A. Gulledge

Unattested

(verified by) [Signature]

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/26/2020 09:10:52 AM
\$32.50 CHERRY
20201026000485260

Allen S. Bevil