

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:
Douglas Scott Gulsby
25854 Hwy 25
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FORTY NINE THOUSAND SIX HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$149,650.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Alma D. Gulsby, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Douglas Scott Gulsby (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

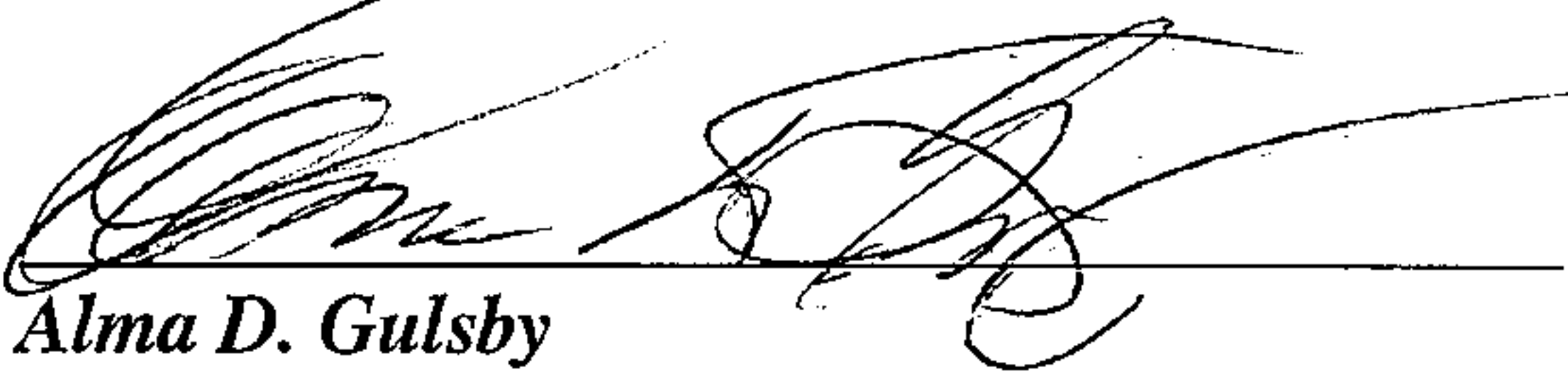
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2020.
- 2. Easements, restrictions, rights of way, and permits of record.

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.

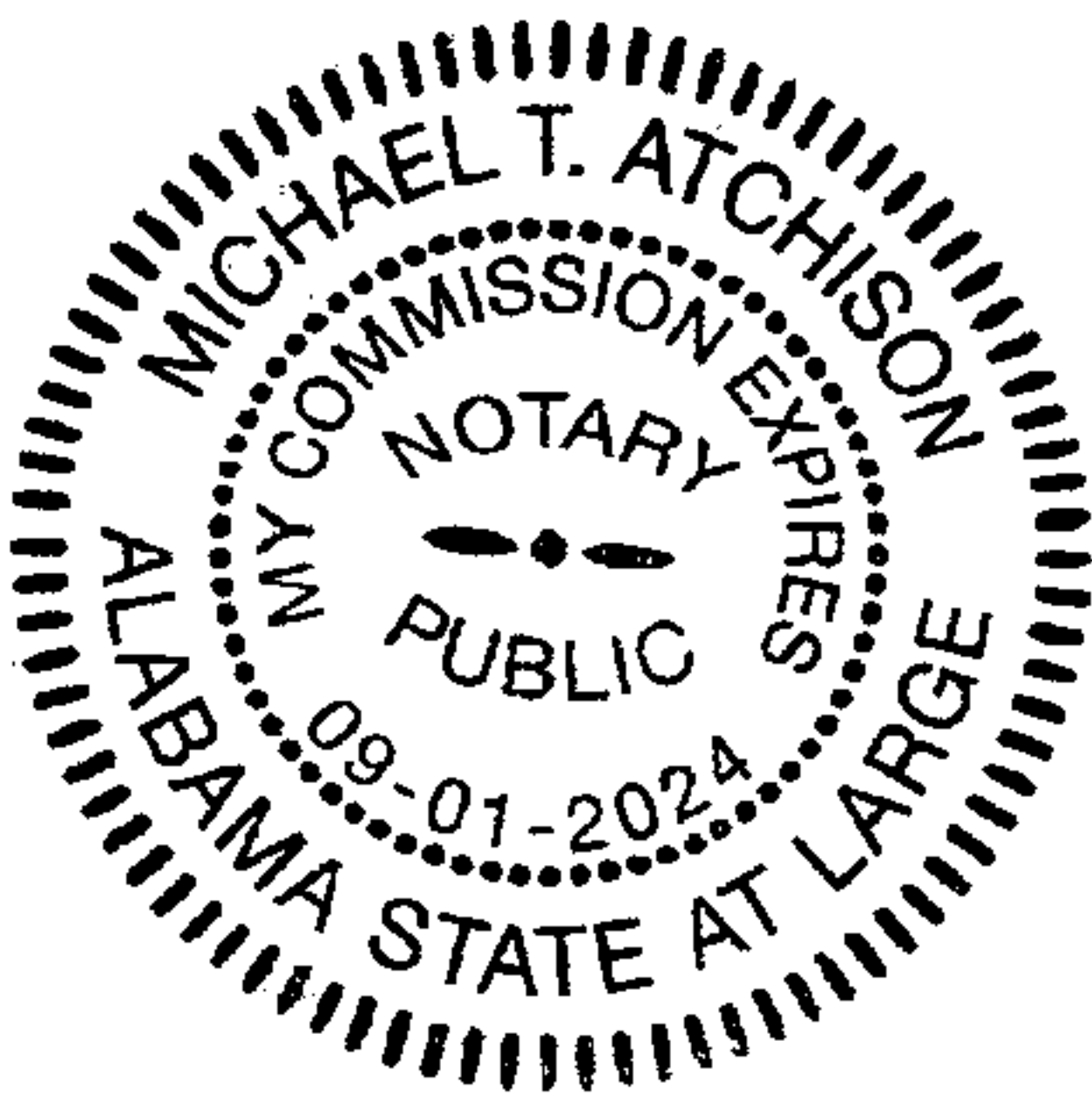
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of November, 2020.


Alma D. Gulsby

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Alma D. Gulsby**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November, 2020.



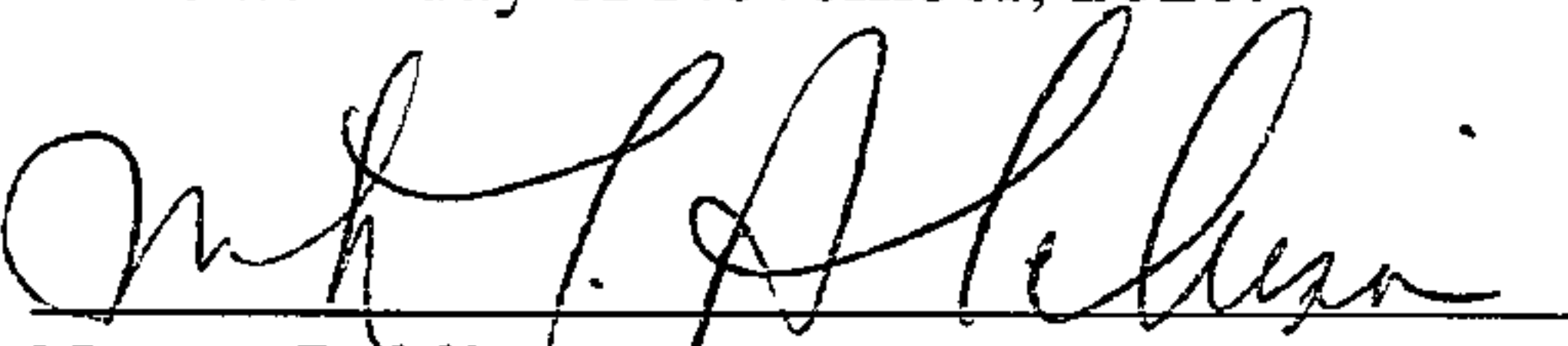

Notary Public
My Commission Expires: 9/1/2024

Exhibit A
Legal Description

A part of the NE 1/4 of NW 1/4, Section 8, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:
Commencing at an iron stake on the South side of the Columbiana and Wilsonville Public Road about 110 yards West or Southwest from where the 1/2 Section line of said Section 8 crosses said Public Road; thence running West or Southwest with the South edge of said public road, 140 yards to an iron stake; thence South or Southeast a distance of 70 yards to a stake; thence East or Northeast and parallel with said public road 140 yards to a stake; thence North or Northwest and perpendicularly with said road 70 yards to the point of beginning.
LESS AND EXCEPT one acre, more or less, previously deeded to Tommy Morris as recorded in Deed Book 256, Page 349, in Probate Office. LESS AND EXCEPT property conveyed to Teresa A. Neal, as recorded in Real Record 14, Page 193, in Probate Office.

Real Estate Sales Validation Form

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

Grantor's Name Alma D Gulsby
 Mailing Address 400 Howard Hill Dr
Wilsonville, AL 35186

Grantee's Name Daniel Lee Scott Culsby
 Mailing Address 25854 Hwy 25
Wilsonville, AL 35186

Property Address 25854 Hwy 25
Wilsonville, AL 35186

Date of Sale 11-17-2020
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 149,650.00

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 Tax Assessor

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 17 Nov 2020

Print Alma D. Gulsby

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/18/2020 08:47:18 AM
 \$178.00 CHARITY
 20201118000526650

Alma S. Bayl