

**This instrument was prepared by:**

Mary Stewart Nelson, Esq.  
400 Century Park South, #224  
Birmingham, Alabama 35226

**Sent Tax Notices to:**

Hugh Thomas Tully & Mary Kay Tully  
395 Whispering Ridge  
Helena, AL 35080

**State of Alabama**

**County of Shelby and Bibb County**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
GENERAL WARRANTY DEED**

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I, Wright Homes, Inc., an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Hugh Thomas Tully and Mary Kay Tully, married (herein referred to as Grantees), the following described real estate, situated in Shelby and Bibb County, Alabama, to-wit:

**See Exhibit A for Legal Description**

**Parcel ID: 25-1-11-0-000-003.006**

**Property Address: 395 Whispering Ridge, Helena, AL 35080**

Subject to:

- (1) Taxes or assessments for the year 2020 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, boundary lines, and rights of way of record

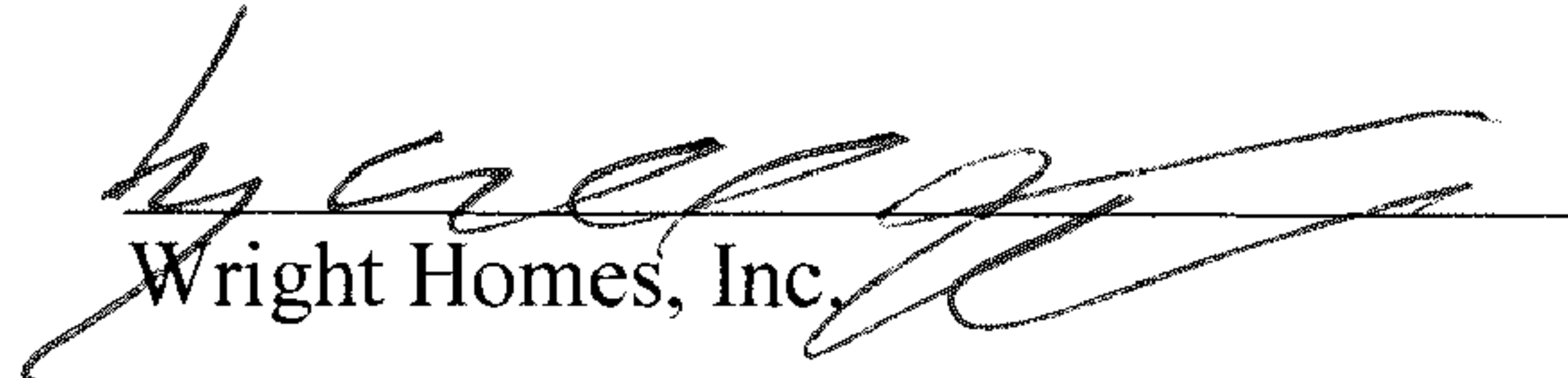
Be it known that \$481,375.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantees, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The Grantor covenants and agrees with the Grantees that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right

to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of Wright Homes, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 23rd day of February, 2021.

  
Wright Homes, Inc.

**By: Richard Wright**  
**Title: President**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Richard Wright, who serves as the President and is acting on behalf of Wright Homes, Inc. is 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 23rd day of February, 2021.

  
**Notary Public**  
My Commission Expires: 4/30/2021

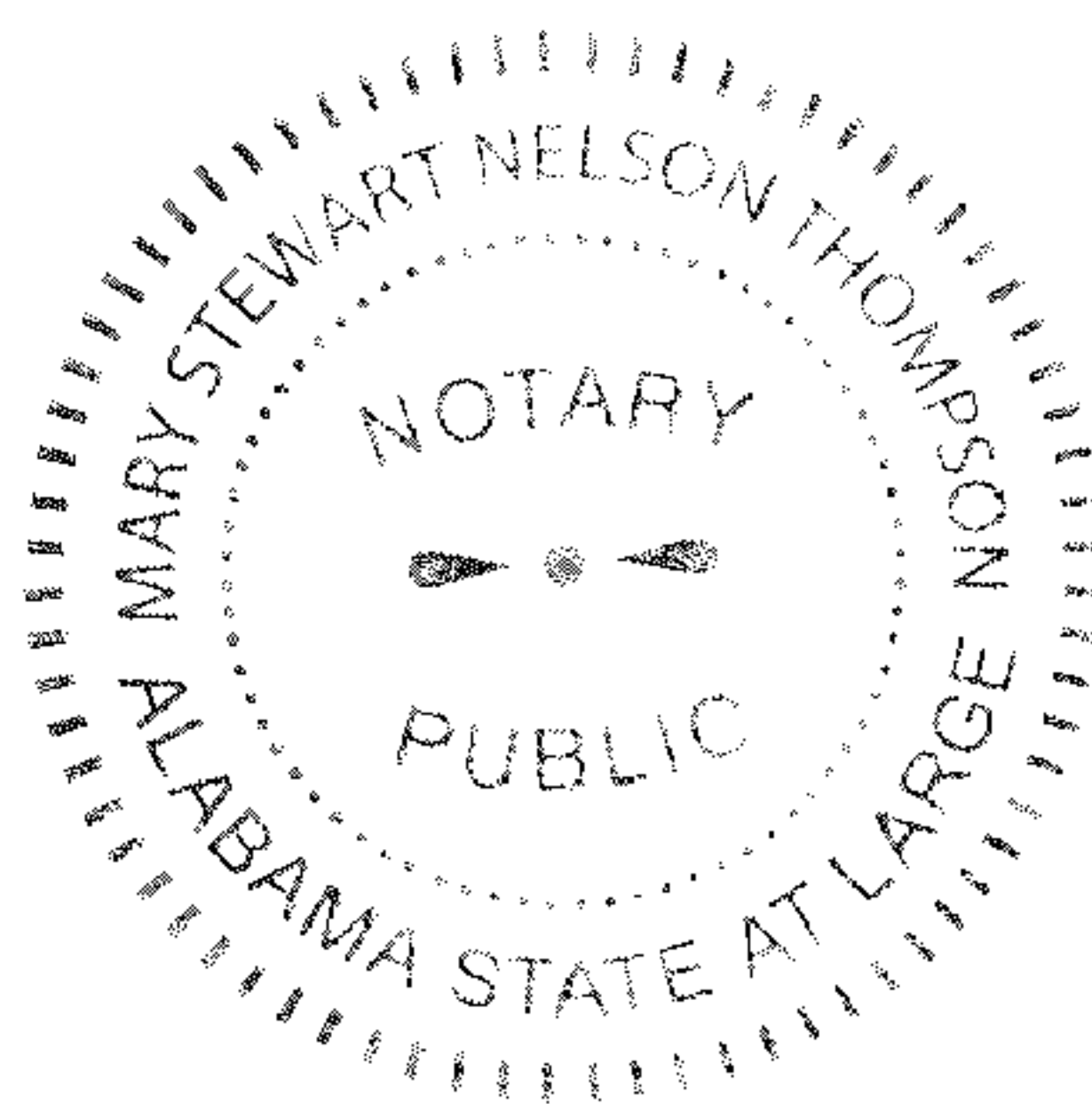


EXHIBIT A

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 Wright Homes  
 Mailing Address P.O. Box 425  
McCalla AL 35111

Grantee's Name Hugh Thomas Tully  
 Mailing Address 395 Whispering Ridge Lane  
Helena AL 35080

Property Address 395 Whispering Ridge Ln  
Helena AL 35080

Date of Sale 2-23-2021  
 Total Purchase Price \$ 581,371.00

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/26/2021 11:16:49 AM  
 \$131.00 CHERRY  
 20210226000097390

*Allen S. Byrd*

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 2-24-2021

Unattested

(verified by)

Print Mary Stewart Nelson Thompson

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1