

**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:*  
**Stephen Wheeler**  
3562 Hwy 109  
Columbiana AL  
35051

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **THIRTY SIX THOUSAND EIGHT HUNDRED SEVENTY DOLLARS AND ZERO CENTS (\$36,870.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Pamela Wheeler, a married woman (herein referred to as Grantors)*, grant, bargain, sell and convey unto, *Stephen Wheeler. (herein referred to as Grantee)*, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A"- Legal Description

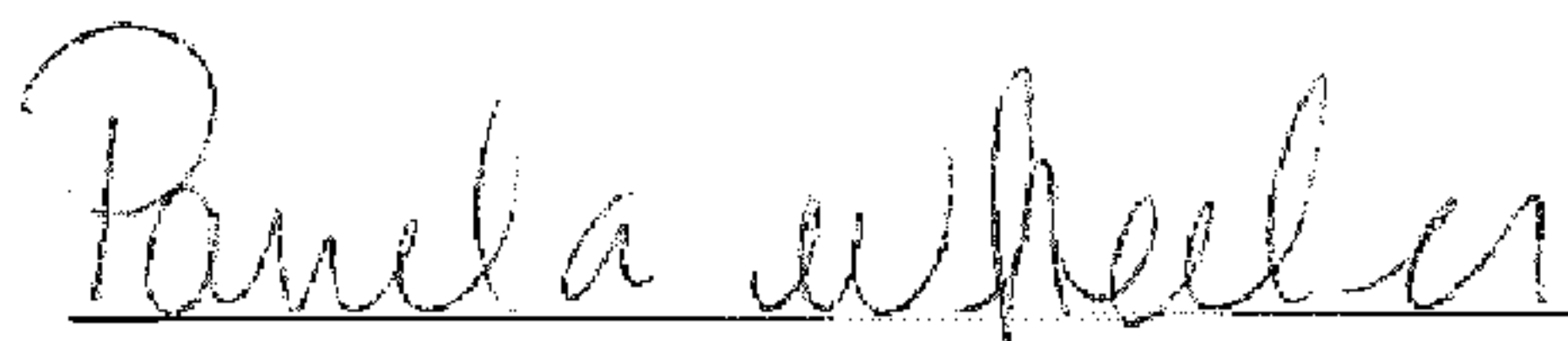
**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2021.
- 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 19<sup>th</sup> day of May 2021.

  
\_\_\_\_\_  
**Pamela Wheeler**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Pamela Wheeler*, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of May 2021.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires 9/11/2024

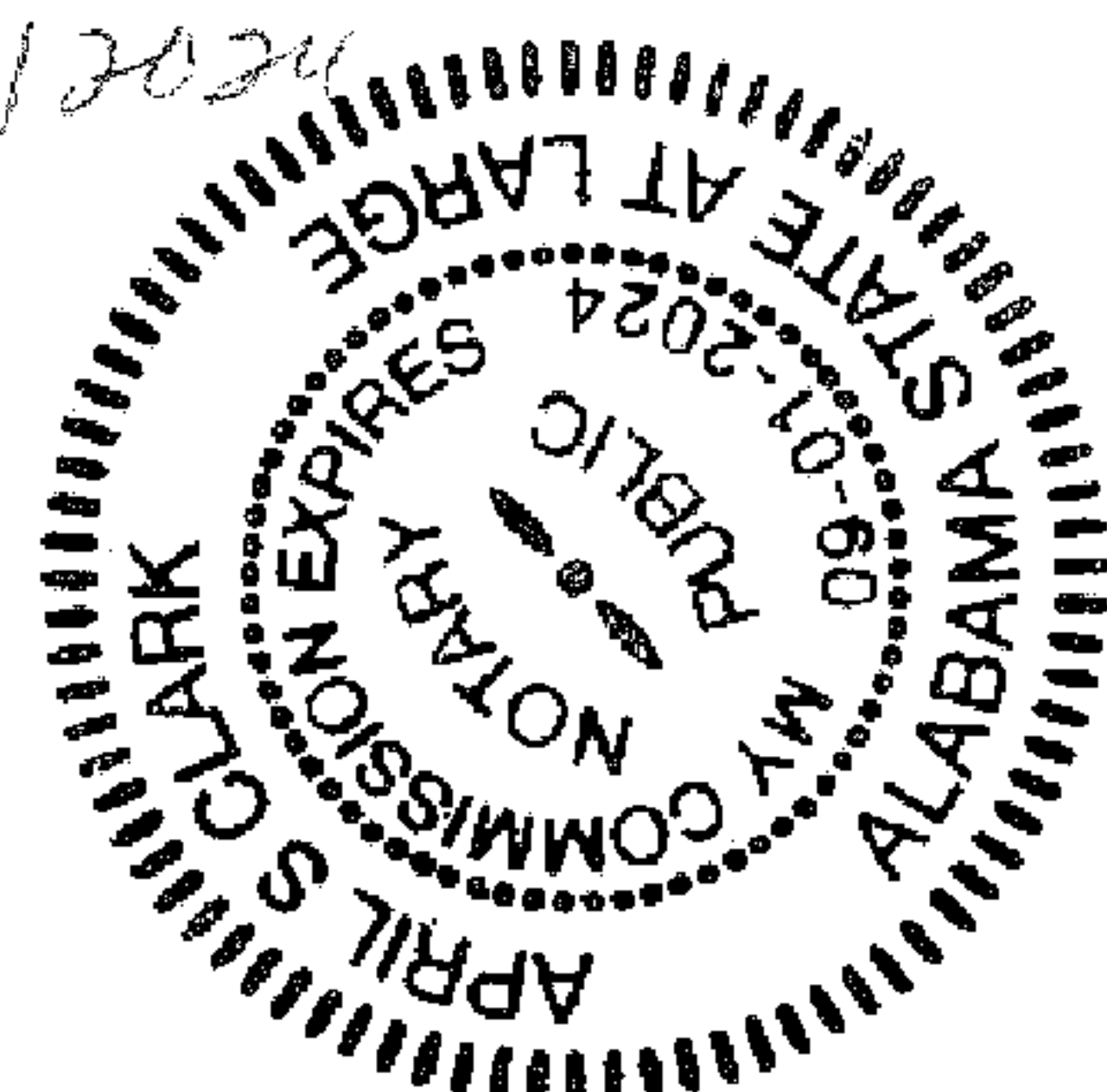


Exhibit "A"-Legal Description

All my interest in and to the following described property

From the Northwest corner of the NW  $\frac{1}{4}$  - SE  $\frac{1}{4}$ , Section 18, Township 20 South, Range 1 East, Shelby County, Alabama, run along the West  $\frac{1}{4}$  -  $\frac{1}{4}$  line South 00 degrees 34 minutes 22 seconds East 263.14 feet to an iron rod and the beginning point of subject lot; from said point, run along a red painted line South 32 degrees 21 minutes 22 seconds East 1344.52 feet to an iron rod on the Northwesterly right of way line of County Road No. 109, an unpaved road, thence run Northeasterly along said right of way line 628.08 feet to an iron rod; thence run along a red painted line North 61 degrees 36 minutes 25 seconds West 1278.8 feet to the beginning point.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/21/2021 09:30:18 AM  
 \$65.00 CHERRY  
 20210521000250460

*Allen S. Byrd*

**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>Pamela Wheeler</u>	Grantee's Name	<u>Stephen Wheeler</u>
Mailing Address	<u>3562 Hwy 109</u> <u>Columbiana AL</u> <u>35051</u>	Mailing Address	<u>3562 Hwy 109</u> <u>Columbiana AL</u> <u>35051</u>
Property Address	<u>Hwy 109</u> <u>Columbiana AL</u> <u>35051</u>	Date of Sale	<u>5-19-21</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>36,870.00</u>

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 type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>1/4 value</u>
<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 _____	Print <u>Stephen Wheeler</u>
Unattested _____	Sign <u>[Signature]</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one