

Send Tax Notice to:
Frank Dockery & Katherine Dockery
286 Oak Tree Drive
Chelsea, AL 35043

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHT HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$805,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **LYNN W. WOLSONCROFT, an unmarried woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **FRANK DOCKERY and KATHERINE DOCKERY** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

Lynn W. Wolsoncroft
LYNN W. WOLSONCROFT

EXHIBIT A

Lot 1, according to the Survey of Oyama Subdivision, as recorded in Map Book 38, Page 2, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH a non-exclusive 60-foot private easement for ingress and egress described as follows: From the Northeast corner of the NE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 degrees 51 minutes 16 seconds left and run 789.40 feet along said easement centerline and following courses: 23 degrees 28 minutes 06 seconds right for 56.21 feet; 14 degrees 28 minutes 11 seconds right for 215.46 feet; 16 degrees 39 minutes 30 seconds left for 130.57 feet; 25 degrees 39 minutes 05 seconds right for 228.96 feet; 16 degrees 30 minutes 50 seconds right for 135.49 feet; 17 degrees 37 minutes 25 seconds right for 191.92 feet; 28 degrees 10 minutes 58 seconds left for 129.98 feet; 06 degrees 15 minutes 37 seconds left for 188.87 feet; 18 degrees 58 minutes right for 156.97 feet; 14 degrees 23 minutes left for 225.70 feet; 22 degrees 35 minutes 20 seconds right for 153.54 feet; 04 degrees 22 minutes 05 seconds right for 106.57 feet; 08 degrees 21 minutes 20 seconds right for 126.85 feet; 09 degrees 59 minutes 10 seconds left for 83.54 feet; 26 degrees 22 minutes 25 seconds left for 168.42 feet; 17 degrees 41 minutes 05 seconds right for 210.67 feet; thence turn 18 degrees 23 minutes 40 seconds right and run 51.93 feet along said easement centerline to a point of termination; being situated in Shelby 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 LYNN W. WOLSONCROFTGrantee's Name FRANK DOCKERY and
KATHERINE DOCKERYMailing Address 286 OAK TREE DR
CHELSEA, AL 35043Mailing Address 286 OAK TREE DR
CHELSEA, AL 35043Property Address 286 OAK TREE DR
CHELSEA, AL 35043Date of Sale October 18, 2021Total Purchase Price \$805,000.00

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☐ Appraisal☐ Sales Contract☐ Other☒ 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).

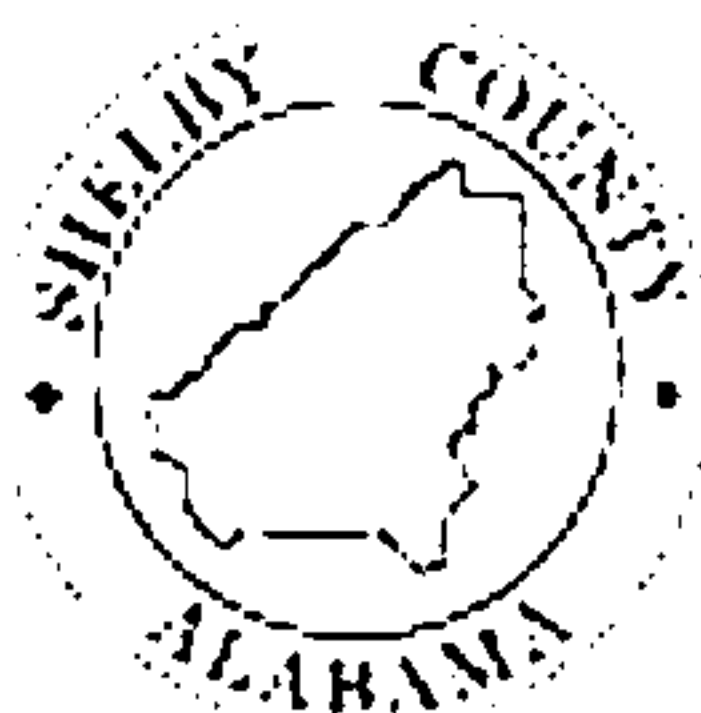
Date October 18, 2021Print Malcolm S. McLeod☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 210914



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/19/2021 01:28:22 PM
 \$836.00 BRITTANI
 20211019000507900

Form RT-1
 Alabama 08/2012 LSS

Allen S. Bayl