

**Property Address:**  
21 Red Road  
Calera, AL 35040

**Grantee's Address:**  
21 Red Road  
Calera, AL 35040

**WARRANTY DEED**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FOUR HUNDRED FIFTY THOUSAND AND 00/100 (\$450,000.00), and other good and valuable consideration in hand paid to Donald Lee Lemley, aka Donald Lemley, an unmarried individual, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Justin Chase Beaty and Debra Sue Beaty, as joint tenants with right of survivorship, (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Commence at a ½ -inch pipe at the Southwest corner of section 11, Township 24 North, Range 13 East; thence East along the South line of said ¼ - ¼ Section and run 469.94 feet to a 5/8 – inch rebar and also the point of beginning; thence continue East along said South Section line and run 300.00 feet to a 5/8 – inch rebar; thence turn a deflection angle to the left of 80 degrees 23 minutes 47 seconds and run 640.69 feet to a 5/8 – inch rebar on the South margin of a public gravel road; thence turn a deflection angle to the left of 94 degree 04 minutes 44 seconds and run along said South road margin 300.00 feet to a 5/8 – inch rebar; thence turn a deflection angle to the left of 86 degrees 12 minutes 57 seconds and run 669.41 feet back to the point of beginning.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$359,177.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

LET IT BE KNOWN: Maple Lemley, grantee in previously recorded deed dated the 15<sup>th</sup> day of October, 2002 and recorded as Instrument Number 200210220000520960 in the Probate Office of Shelby County, passed from this life on or about the 27<sup>th</sup> day of April, 2021.

For ad valorem tax purposes only, the address for the above described property is 21 Red Road Calera, AL 35040.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 7<sup>th</sup> of January, 2022.

Donald Lee Lemley  
Donald Lee Lemley, aka Donald Lemley

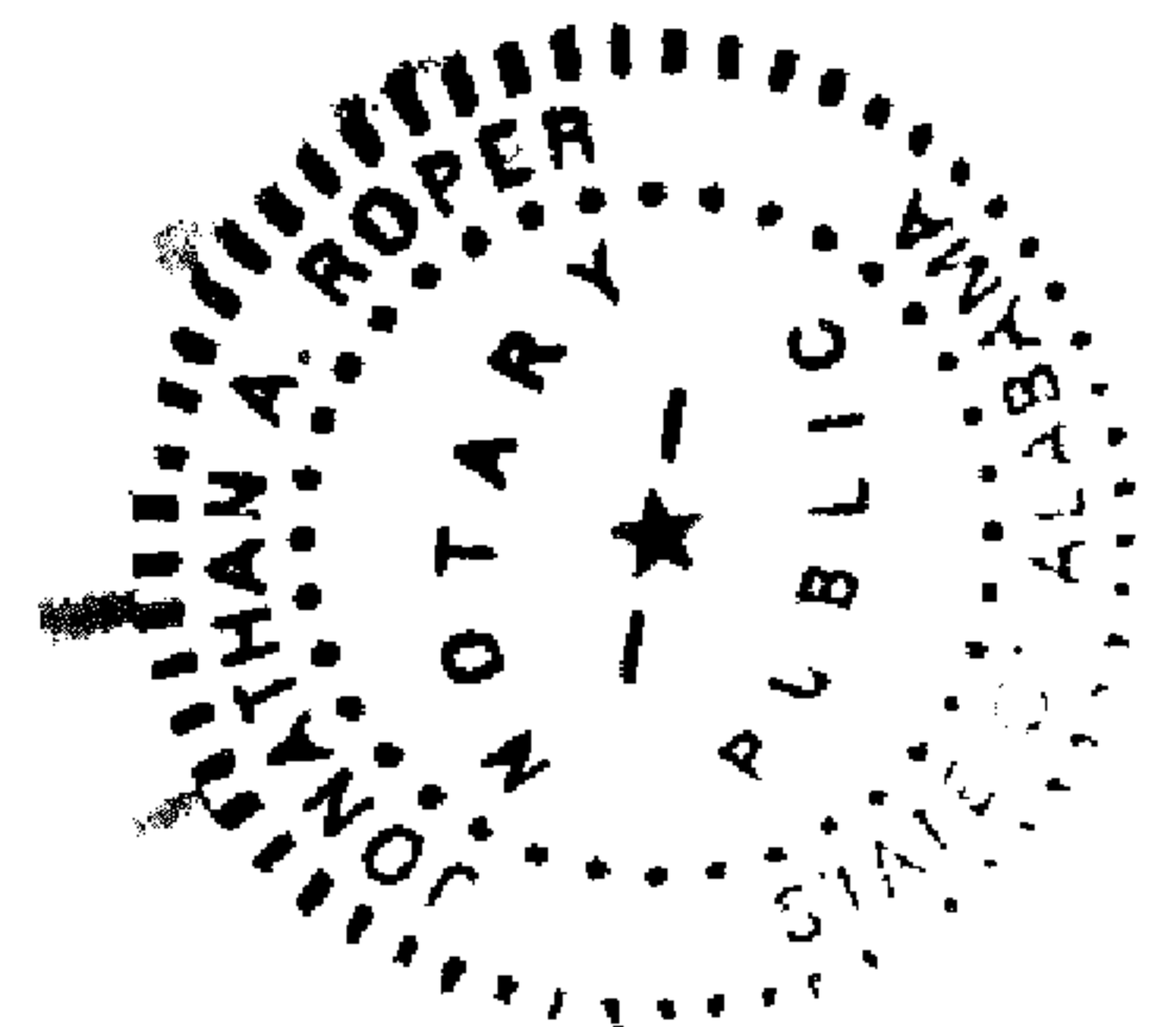
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Donald Lee Lemley whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, 2022.

[Signature]  
Notary Public  
My Commission Expires: 3-19-2025

AFTER RECORDING RETURN TO:  
Roper and Wilson, LLC  
3829 Lorna Rd., Suite 302  
Hoover, AL 35244



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Donald Lee Lemley  
Mailing Address \_\_\_\_\_Property Address 21 Red Road  
Calera, AL 35040Grantee's Name Justin Chase Beaty and Debra Sue BeatyMailing Address 427 Bonnieville Drive  
Calera, AL 35040Date of Sale January 7, 2022Total Purchase Price \$450,000.00

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  
☐ Sales Contract☐ Appraisal  
☐ 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 1-7-22Print Sorathan Roper

Unattested \_\_\_\_\_

Sign [Signature]Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/07/2022 02:05:30 PM  
\$119.00 CHERRY  
20220107000009490Alicia S. Byrd**Form RT-1**