

This instrument was prepared without benefit of title evidence or survey hv.

William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051



20220317000110500 1/4 \$55.50  
Shelby Cnty Judge of Probate, AL  
03/17/2022 12:46:41 PM FILED/CERT

## **WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned William F. Dorough and wife, Gladys C. Dorough (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto William F. Dorough, Gladys C. Dorough, and William Caleb Dorough (herein referred to as GRANTEES) for and during their joint lives and upon the death of any of them, then to the survivors for and during their joint lives and upon the death of either of the survivors, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

### **PARCEL 3B:**

Commencing at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 20 South, Range 1 East; thence South 00 degrees 06 minutes 50 seconds East a distance of 52.49 feet to a point; thence South 53 degrees 29 minutes 28 seconds East a distance of 128.92 feet to the point of beginning; thence North 89 degrees 47 minutes 27 seconds East a distance of 557.36 feet to a point; thence South 00 degrees 08 minutes 05 seconds East a distance of 529.57 feet to a point in the center of Shelby County Highway No. 61; thence along the center of County Highway No. 61, North 44 degrees 04 minutes 50 seconds West a distance of 227.71 feet, North 46 degrees 52 minutes 29 seconds West a distance of 348.27 feet, and North 49 degrees 14 minutes 48 seconds West 192.77 feet to the point of beginning.

Also, all that portion of the following described parcel **lying south of Oak Tree Trail:**

### **PARCEL 1:**

Beginning at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 23, Township 20 South, Range 1 East; thence South 00 degrees 06

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State of Alabama  
Deed Tax: \$23.50

minutes 52 seconds East along the West line of said sixteenth Section, a distance of 1321.98 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter; thence South 00 degrees 06 minutes 52 seconds East along the West line of the Northwest Quarter of the Southeast Quarter of said Section 23, a distance of 591.08 feet to a point; thence North 89 degrees 53 minutes 08 seconds East a distance of 420.00 feet, to a point; thence South 00 degrees 06 minutes 52 seconds East a distance of 210.00 feet to a point; thence South 89 degrees 53 minutes 08 seconds West a distance of 158.65 feet to a point; thence South 29 degrees 05 minutes 08 seconds West a distance of 181.41 feet to a point; thence South 53 degrees 03 minutes 08 seconds West a distance of 215.96 feet to a point on the West line of the Northwest Quarter of the Southeast Quarter; thence South 00 degrees 06 minutes 52 seconds East along the West line of the Northwest Quarter of the Southeast Quarter of said Section 23, a distance of 223.09 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter; thence South 00 degrees 06 minutes 52 seconds along the West line of the Southwest Quarter of the Southeast Quarter of said Section 23, a distance of 52.49 feet to a point in the center of County Highway 61; thence South 53 degrees 29 minutes 28 seconds East along the center of County Highway 61, a distance of 128.92 feet to a point; thence North 89 degrees 47 minutes 27 seconds East a distance of 557.36 feet to a point; thence North 00 degrees 08 minutes 05 seconds West a distance of 2774.26 feet to a point on the North line of the Southwest Quarter of the Northeast Quarter; thence South 89 degrees 43 minutes 40 seconds West a distance of 659.83 feet to the point of beginning.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of any of them, then to the survivors for and during their joint lives and upon the death of either of the survivors, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 17th day of March, 2022.

[signatures on following page]



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William F. Dorough  
William F. Dorough

Gladys C. Dorough  
Gladys C. Dorough

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William F. Dorough and Gladys C. Dorough, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of March, 2022.

Christie F. Fulmer  
Notary Public  
Expiration: 10-9-24



# Real Estate Sales Validation Form

Gladys C. Dorrough  
William F. Dorrough

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

Grantor's Name William F. Dorrough  
Mailing Address 13288 Highway 61  
Wilsonville, AL 35186

Grantee's Name Caleb Dorrough  
Mailing Address 13288 Highway 61  
Wilsonville, AL 35186

Property Address 3014 Highway 61  
Wilsonville, AL 35186

Date of Sale 3-17-22  
Total Purchase Price \$ 70,000

or  
Actual Value \$ 13 = \$23,333

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



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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 purchase agreement

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 3-17-22

Print Gladys C. Dorrough

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1