

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
James Kevin Etheridge and
Tracey Lane Etheridge
161 Cabin View Trail
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN THOUSAND AND 00/100 (\$10,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Teresa Dollar, an unmarried woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **James Kevin Etheridge and Tracey Lane Etheridge** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A tract of land in the West half of the East half of the SE 1/4 of Section 11, Township 24, Range 15 East, more particularly described as follows: Commencing at the SE corner of the W 1/2 of SE 1/4 of SE 1/4 of said Section and run thence North along the East line of said W 1/2 of SE 1/4 of SE 1/4 for a distance of 1050 feet to the point of beginning of the property herein described; run thence North 86 deg. 13' West for 200 feet, more or less, to the shoreline of Lay Lake, thence run in Northeasterly direction along said shoreline of Lay Lake for a distance of 240 feet, more or less to a point on the East boundary line of said W 1/2 of SE 1/4 of SE 1/4, thence run South along said East line for a distance of 90 feet, more or less, back to the point of beginning. Situated in Shelby County, Alabama.

Less and except any portion lying within Lay Lake.

Also, Less and Except any portion of the above described property conveyed to Alabama Power Company from Edward D. Vanderslice and Lenora Vanderslice as recorded in Deed Book 239, page 661, in the Probate Office of Shelby County, Alabama.

The above described property is intended to describe that certain property conveyed to Teresa Dollar by that certain deed recorded in Instrument No. 20190731000275390 in the Probate Office of Shelby County, Alabama and shown as Shelby County Tax Parcel ID Number 33-1-11-0-001-042.000

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and

singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 17th day of March, 2022.

X Teresa Dollar
Teresa Dollar

STATE OF ALABAMA
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Teresa Dollar**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of March, 2022.

Justin Smitherman
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Teresa Dollar
 Mailing Address 5448 Highway 47
Shelby, AL 35143

Property Address Vacant Land
Shelby, AL 35143

Grantee's Name James Kevin Etheridge and Tracey
Lane Etheridge
 Mailing Address 161 Cabin View Trail
Helena, AL 35080

Date of Sale March 17, 2022
 Total Purchase Price \$10,000.00
 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
 X 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.

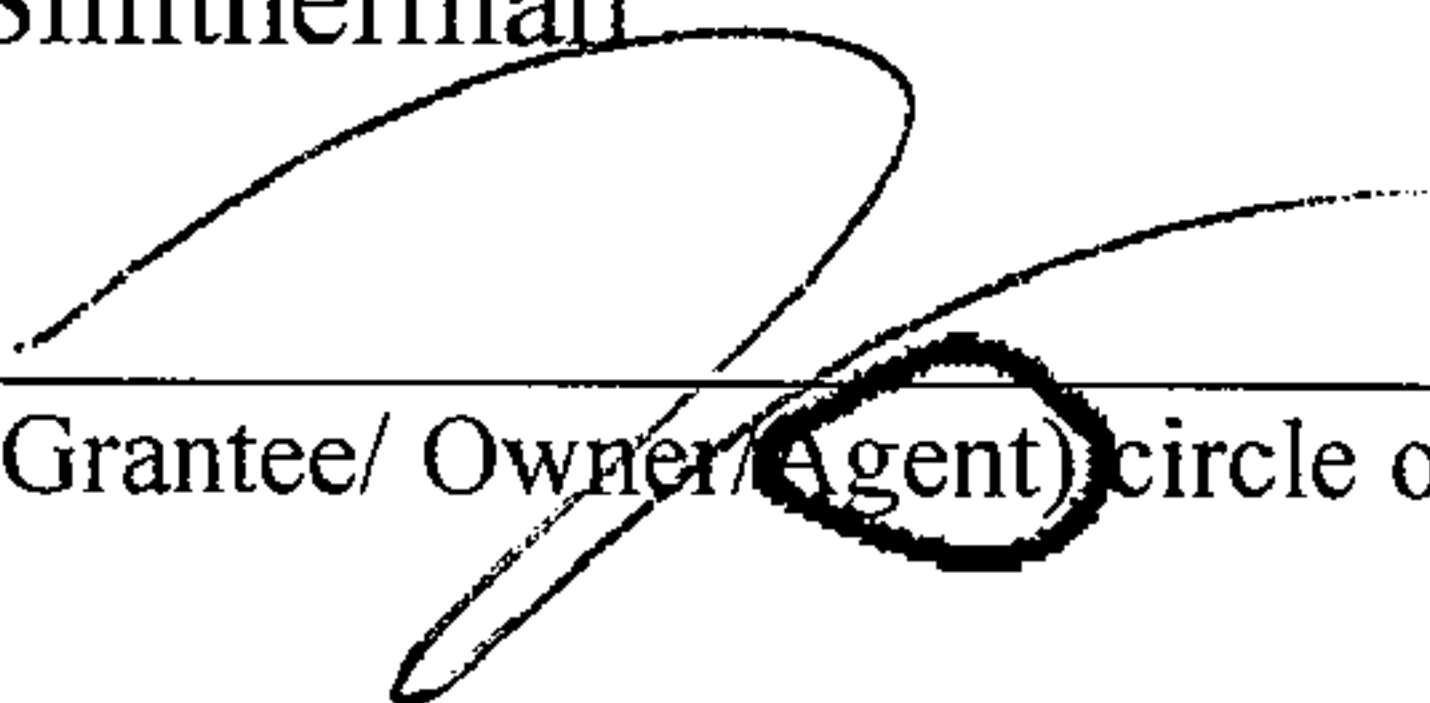
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will 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 March 17, 2022

Print: Justin Smitherman

 Unattested
 (verified by)

Sign 
 (Grantor/Grantee/ Owner/ Agent) circle one

NAME AFFIDAVIT

STATE OF ALABAMA
SHELBY COUNTY

} SS:

The undersigned, being first duly sworn, deposes and says on oath as follows:

1. My name is Teresa Dollar.
2. I am the daughter of Lenora Vanderslice and Edward D. Vanderslice. Lenora Vanderslice is the surviving grantee of that certain deed recorded in Deed Book 236, page 206 in the Probate Office of Shelby County, Alabama, Edward D. Vanderslice having died on or around Nov. 1, 1967.
3. Furthermore, I attest that legal description in Inst. # 20190731000275390 contains an inaccurate legal description. The property Lenora Vanderslice intended to convey is legally described as follows:

A tract of land in the West half of the East half of the SE 1/4 of Section 11, Township 24, Range 15 East, more particularly described as follows: Commencing at the SE corner of the W 1/2 of SE 1/4 of SE 1/4 of said Section and run thence North along the East line of said W 1/2 of SE 1/4 of SE 1/4 for a distance of 1050 feet to the point of beginning of the property herein described; run thence North 86 deg. 13' West for 200 feet, more or less, to the shoreline of Lay Lake, thence run in Northeasterly direction along said shoreline of Lay Lake for a distance of 240 feet, more or less to a point on the East boundary line of said W 1/2 of SE 1/4 of SE 1/4, thence run South along said East line for a distance of 90 feet, more or less, back to the point of beginning. Situated in Shelby County, Alabama.

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Further affiant saith not.

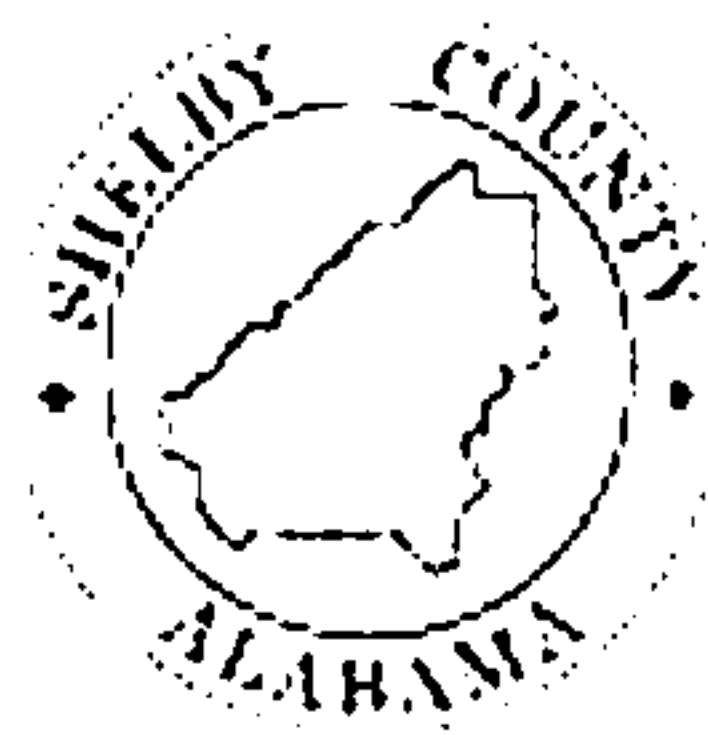
Teresa Dollar
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME on this 17 day of March,
2022, in Helen, Alabama, witness my hand and official seal of office.

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

[Signature]
Notary Public

My Commission Expires: 1/6/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2022 04:21:19 PM
\$41.00 CHARITY
20220317000111070

Allen S. Bayal