

This instrument was prepared by:
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Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLARS AND ZERO CENTS (\$1.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Wesley Guy, a married man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Warren Pratt Williams* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Exhibit "A"-Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record
3. Property constitutes no part of the homestead of the Grantor herein or his spouse

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 12th day of April 2022.


Wesley Guy

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Wesley Guy*, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April 2022.


Notary Public
My Commission Expires

MY COMMISSION EXPIRES AUGUST 18, 2025

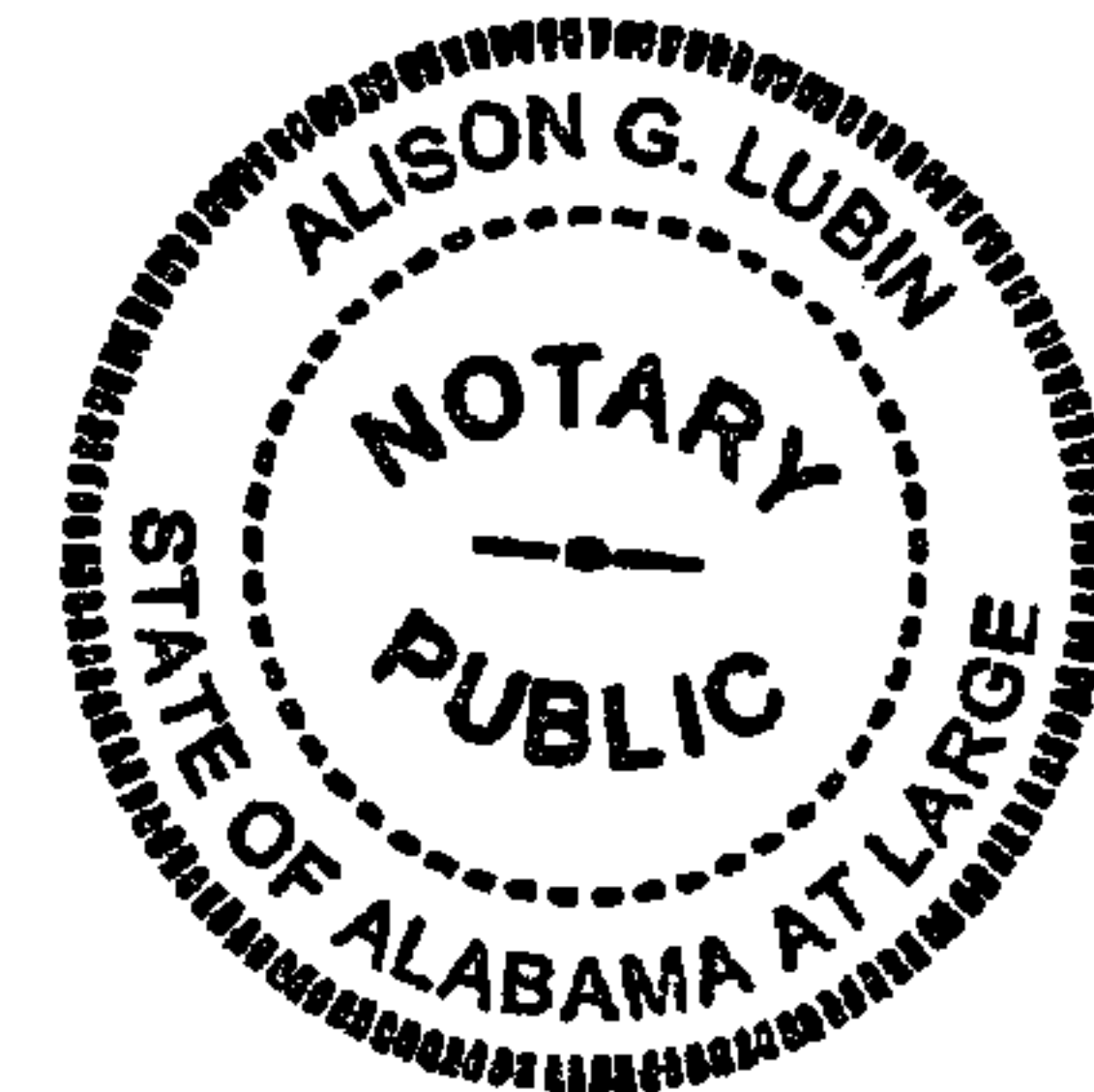


Exhibit "A" – Legal Description

PARCEL 1

Commence at the SE Corner of the SE 1/4 of the NE 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama; thence N88°14'45"W a distance of 1399.86'; thence N00°15'38"E a distance of 370.00' to the POINT OF BEGINNING; thence N07°07'11"W a distance of 1482.36'; thence S86°07'34"W a distance of 20.48', to a curve to the right, having a radius of 192.52', subtended by a chord bearing N54°03'26"W, and a chord distance of 246.55'; thence along the arc of said curve for a distance of 267.57' to a reverse curve to the left, having a radius of 321.68', subtended by a chord bearing N26°05'01"W, and a chord distance of 119.72'; thence along the arc of said curve for a distance of 120.58'; thence N37°55'35"W a distance of 328.03'; thence N52°04'25"E a distance of 60.00'; thence S37°55'35"E a distance of 328.03' to a curve to the right, having a radius of 351.68', subtended by a chord bearing S26°05'01"E, and a chord distance of 144.35'; thence along the arc of said curve for a distance of 145.38' to a reverse curve to the left, having a radius of 132.52', subtended by a chord bearing S54°03'26"E, and a chord distance of 68.71'; thence along the arc of said curve for a distance of 184.18'; thence N86°07'34"E a distance of 168.51' to a curve to the right, having a radius of 624.03', subtended by a chord bearing S83°56'59"E, and a chord distance of 215.09'; thence along the arc of said curve for a distance of 216.17' to a reverse curve to the left, having a radius of 251.74', subtended by a chord bearing S85°04'02"E, and a chord distance of 96.43'; thence along the arc of said curve for a distance of 97.03'; thence S07°07'11"E for a distance of 1100.76'; thence N77°01'28"E for a distance of 889.72'; thence S00°38'12"E for a distance of 308.39'; thence S77°03'01"W for a distance of 1312.54' to the POINT OF BEGINNING

According to the survey of Rodney Shiflett, dated March 16, 2022.

Subject to and Together with an 80' Private Road and Access Easement, as recorded in Inst. No. 20200508000181100, in the Office of the Judge of Probate of 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 Wesley Guy
Mailing Address 1208 1st St N
Alabaster AL 35007

Grantee's Name Warren Pratt Williams
Mailing Address 437 Savannah Cove
Calera AL 35040

Property Address 2880 Hwy 19
Montevallo AL 35115

Date of Sale 4-12-2022
Total Purchase Price \$ _____
or
Actual Value \$ 200,000.00
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
- 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 4/12/22

Print Alison Lubin

Unattested _____

Sign Alison Lubin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/25/2022 10:33:52 AM
\$228.00 JOANN
20220525000211370



Alison S. Boyd