

SEND TAX NOTICE TO:
WILLIAM O. WORLEY and GERRI L. WORLEY
1624 FLEMING ROAD
VINCENT, AL 35178

20220617000244200
06/17/2022 10:58:35 AM
DEEDS 1/3

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
Shelby COUNTY

Know All Men by These Presents: That for and in consideration of **Six Hundred Thirty-Five Thousand and 00/100 (\$635,000.00)** in hand paid to the undersigned **JO ELLEN MUDD FLP, GENERAL MANAGER** (hereinafter referred to as "Grantor") by **WILLIAM O. WORLEY and GERRI L. WORLEY** (hereinafter referred to as "Grantees"), I **JO ELLEN MUDD FLP, GENERAL MANAGER** do hereby grant, bargain, sell and convey to said Grantee(s) for and during their joint lives and upon the death of either of them, 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 County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT PROPERTY IS TO BE USED FOR RESIDENTIAL/AGRICULTURE PURPOSES ONLY. NO COMMERCIAL, INDUSTRIAL OR SUBDIVISION, EXCEPT THAT SUBDIVISION THAT IS ALLOWED AS A FAMILY SUBDIVISION AS PER SHELBY COUNTY PLANNING AND DEVELOPMENT. MOBILE HOMES AND MOBILE HOME DEVELOPMENTS ARE NOT ALLOWED.

Subject to easements, restrictive covenants, reservations, conditions, set back lines, limitations, and rights of way as shown by public records.

Subject to any mineral or mining rights leased, granted or retained by prior owners.

Subject to ad valorem taxes for the current year and subsequent years.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 10th day of June, 2022.


JO ELLEN MUDD FLP, GENERAL PARTNER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that **JO ELLEN MUDD FLP, GENERAL PARTNER** 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, she, as General Partner of Jo Ellen Mudd FLP and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and seal of office this 10th day of June, 2022.


NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SLF 22-158

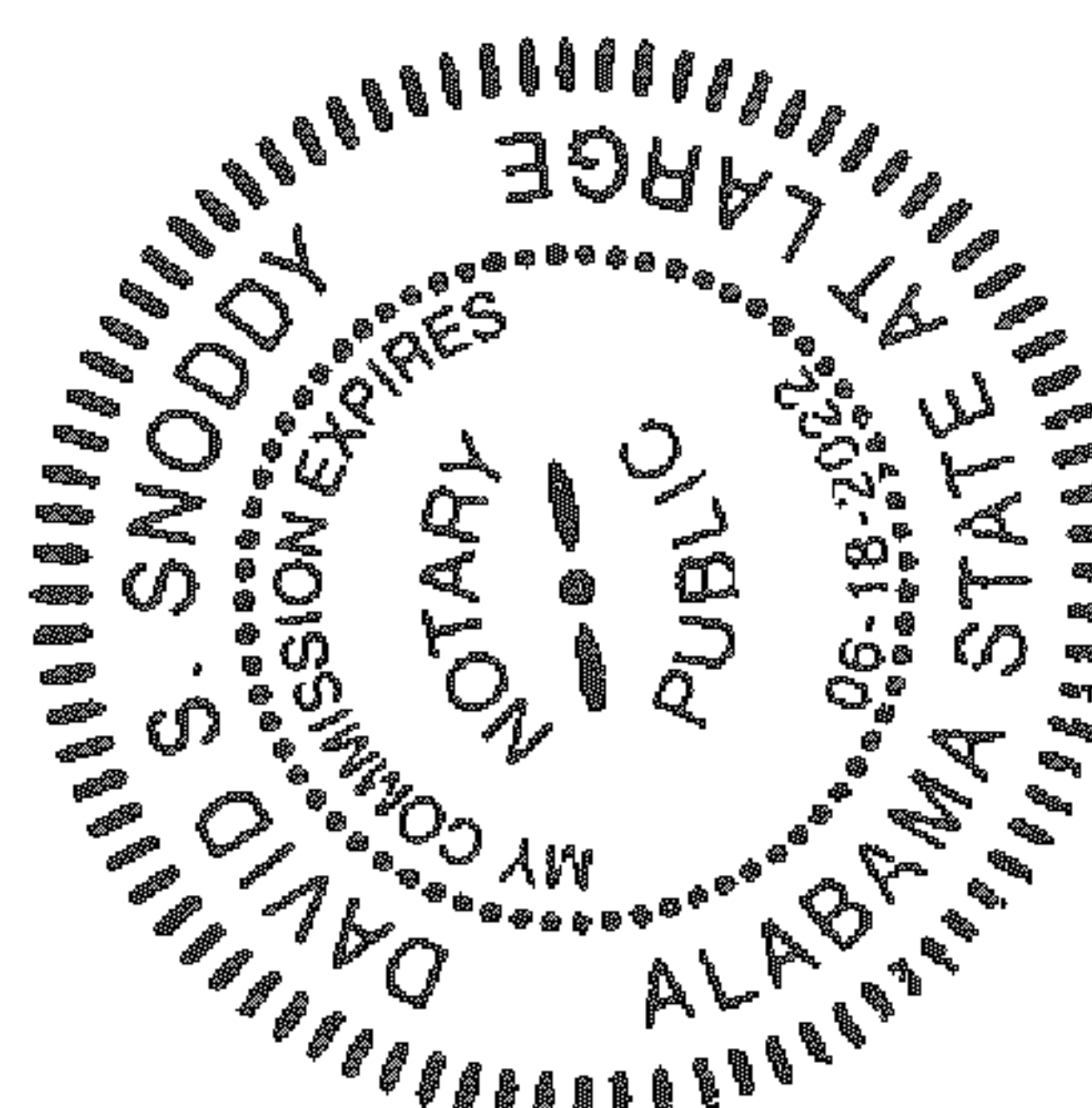


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 59 minutes 13 seconds East along the North line of said 1/4 section a distance of 964.72 feet; thence South 01 degree 09 minutes 34 seconds East a distance of 1771.28 feet to a point; thence North 89 degrees 33 minutes 19 seconds East a distance of 971.99 feet to the West line of Section 36; thence run North 00 degrees 55 minutes 17 seconds West along said West line to the point of beginning.

PARCEL 2:

A parcel of land situated in the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 59 minutes 13 seconds East along the North line of said 1/4 section a distance of 964.72 feet; thence South 01 degree 09 minutes 34 seconds East a distance of 1771.28 feet to the point of Beginning of said parcel; thence continue South 01 degree 09 minutes 34 seconds East a distance of 894.15 feet; thence South 89 degrees 33 minutes 19 seconds West a distance of 975.70 feet; thence North 00 degrees 55 minutes 17 seconds West a distance of 894.12 feet; thence North 89 degrees 33 minutes 19 seconds East a distance of 971.99 feet to the POINT OF BEGINNING.

AND ALSO:

A 30' ingress, egress and utilities easement situated in the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, and being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 59 minutes 13 seconds East along the North line of said 1/4 section a distance of 934.72 feet to the Point of Beginning of said easement; thence continue South 89 degrees 59 minutes 13 seconds East a distance of 30.00 feet; thence South 01 degree 09 minutes 34 seconds West a distance of 2665.67 feet to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name JO ELLEN MUDD FLP
Mailing Address: P.O. BOX 235
VINCENT, AL 35178

Grantee's Name WILLIAM O. WORLEY
Mailing Address: 1624 FLEMING ROAD
VINCENT, AL 35178

Property Address 1624 FLEMING ROAD
VINCENT, AL 35178

Date of Sale: June 10, 2022
Total Purchaser Price \$635,000.00

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
- 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 of 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.

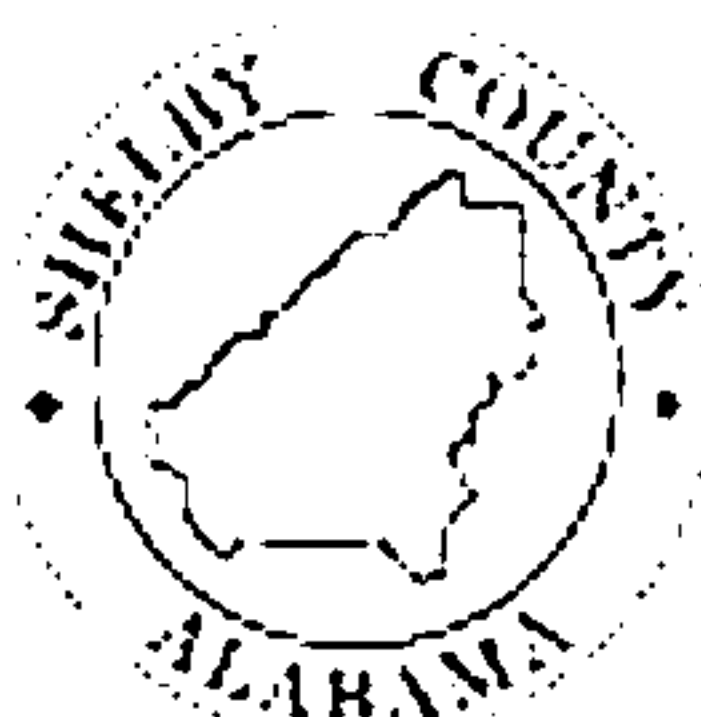
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Sec. 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 Sec. 40-22-1 (h).

Date _____

Unattested _____
(verified by)

Print: Jo Ellen Mudd
Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2022 10:58:35 AM
\$663.00 JOANN
20220617000244200

Allie S. Boyd