

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
Harrelson Law Firm, LLC  
101 Riverchase Pky East  
Hoover, AL 35244

Send Tax Notice To:  
Chad Lightsey  
Karen Lightsey  
935 Signal Valley Trail  
Chelsea, AL 35043

**WARRANTY DEED**

STATE OF ALABAMA                    )  
  )       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY                )

That in consideration of SIX HUNDRED THOUSAND and 00/100 Dollars (\$600,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Alabama Timberlands, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Chad Lightsey and Karen Lightsey, husband and wife (herein referred to as GRANTEES), 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 Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Use and Zoning Restrictions.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.  
And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that they/it are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they/it have a good right to sell and convey the same as aforesaid; that they/it will, and their/its successors and assigns 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, the said grantor, by its representative that is authorized to execute this conveyance, has hereunto set its signature and seal this the 15th day of July, 2022.


Alabama Timberlands, LLC

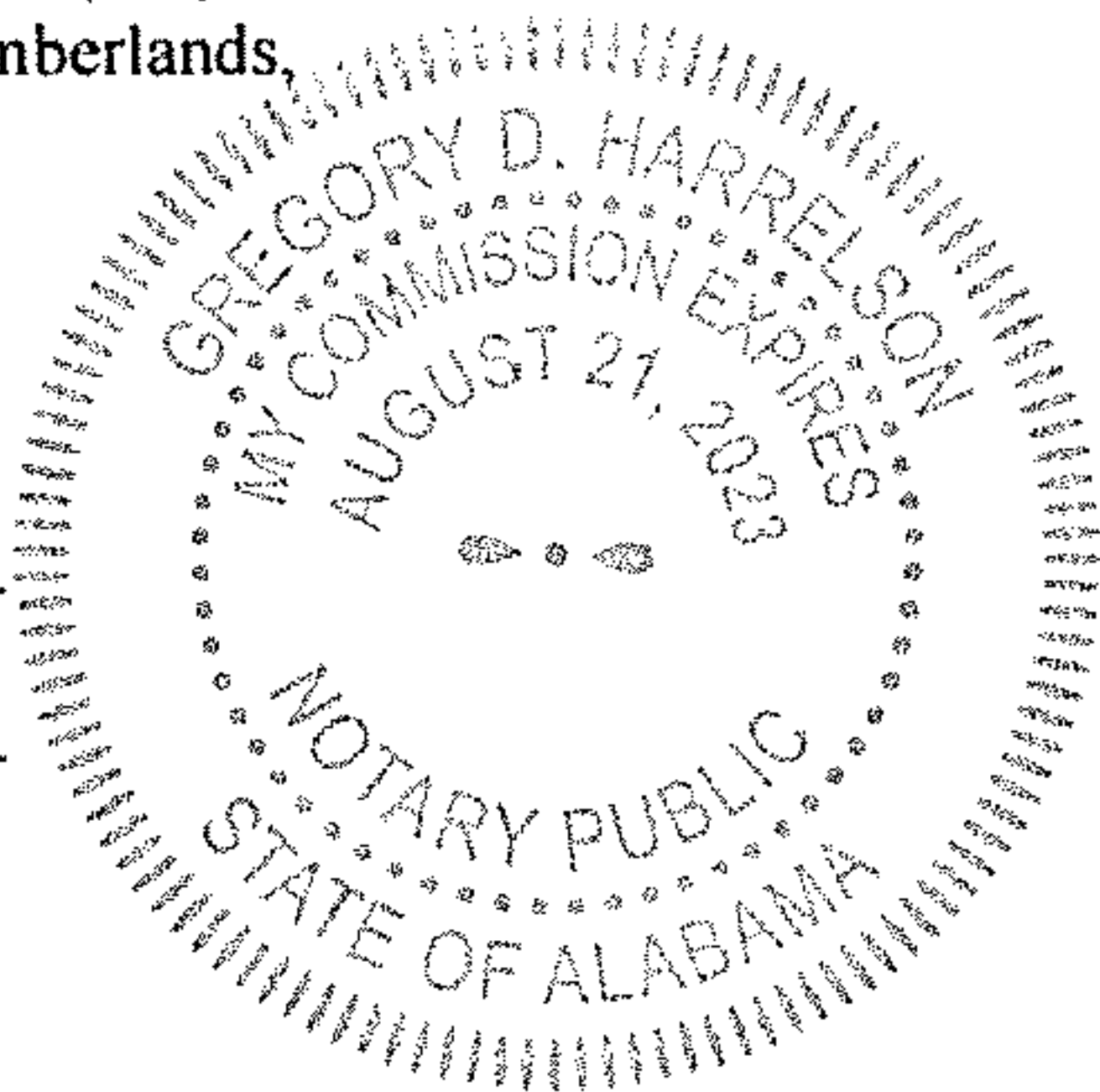
  
By: Shane Wear  
Its Member

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Shane Wear, whose name as Member of Alabama Timberlands, LLC 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, as such Member and with full authority executed the same voluntarily for and as the act of said Alabama Timberlands, LLC on the day the same bears date.

Given under my hand, this the 15th day of July, 2022.

  
NOTARY PUBLIC  
My Commission Expires 8/21/23



**EXHIBIT "A"**

**Legal Description:**

Parcel 1

All of the Southeast 1/4 of the of the Northwest 1/4, lying South and East of Four Mile Creek and All the Southwest 1/4 of Northeast 1/4, lying South of Four Mile Creek and South and West of Yellowleaf Creek, South of the intersection of Four Mile Creek and Yellowleaf Creek all in Section 29, Township 20 South, range 2 East. Situated in Shelby County, Alabama.

Parcel 2

The NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 29, Township 20 South, Range 2 East. Also all of the SW 1/4 of the SE 1/4, lying North of the right of way line of State Highway known as No. 25 and also all of the East 1/2 of the East 1/2 of the SE 1/4 of the SW 1/4, lying North of the right of way line of State Highway No. 25; all in Section 29, Township 20 South, Range 2 East, Shelby County, Alabama. Less and except that portion acquired by Alabama Power Company by Deed Book 249, Page 395 and Deed Book 251, Page 357; and also less and except that portion conveyed to the State of Alabama by deed recorded in Deed Book 351, Page 143, in Probate Office.

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

Grantor's Name Alabama Timberlands LLC  
 Mailing Address 3424 Creekwood Dr  
Birmingham, AL 35243

Grantee's Name Chad Lightsey  
 Mailing Address Karen Lightsey  
935 Signal Valley Trail  
Chelsea, AL 35043

Property Address 33000 Hwy 25  
Wilsonville, AL 35186

Date of Sale 07/18/2022  
 Total Purchase Price \$ 600,000  
 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 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 \_\_\_\_\_

Print Shane Wear

Unattested \_\_\_\_\_

Sign Shane Wear

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/27/2022 11:09:26 AM  
 \$628.00 BRITTANI  
 20220727000293920

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

*Alvin S. Boyd*