

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
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 **EIGHTY ONE THOUSAND TWO HUNDRED THIRTY DOLLARS AND ZERO CENTS (\$81,230.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Barbara W. McLester, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Dale New (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

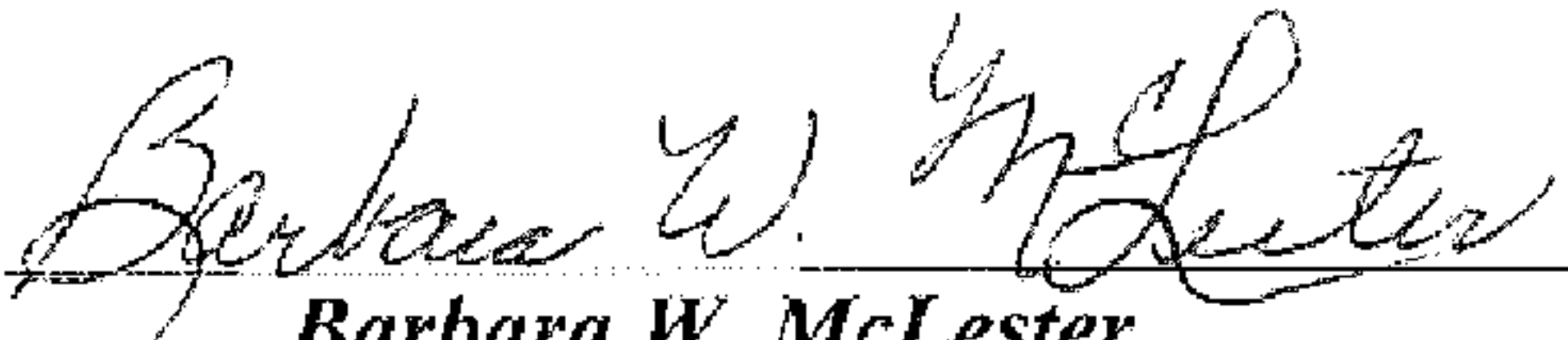
- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. Easements, restrictions, rights of way, and permits of record

Barbara W. McLester reserves a Life Estate in and to the property described herein.
Barbara W. McLester is the surviving grantee in Real Book 156, Page 910, the other grantee, James B. McLester, Jr. is deceased having died, February 6, 2022.

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 1st day of August 2022.

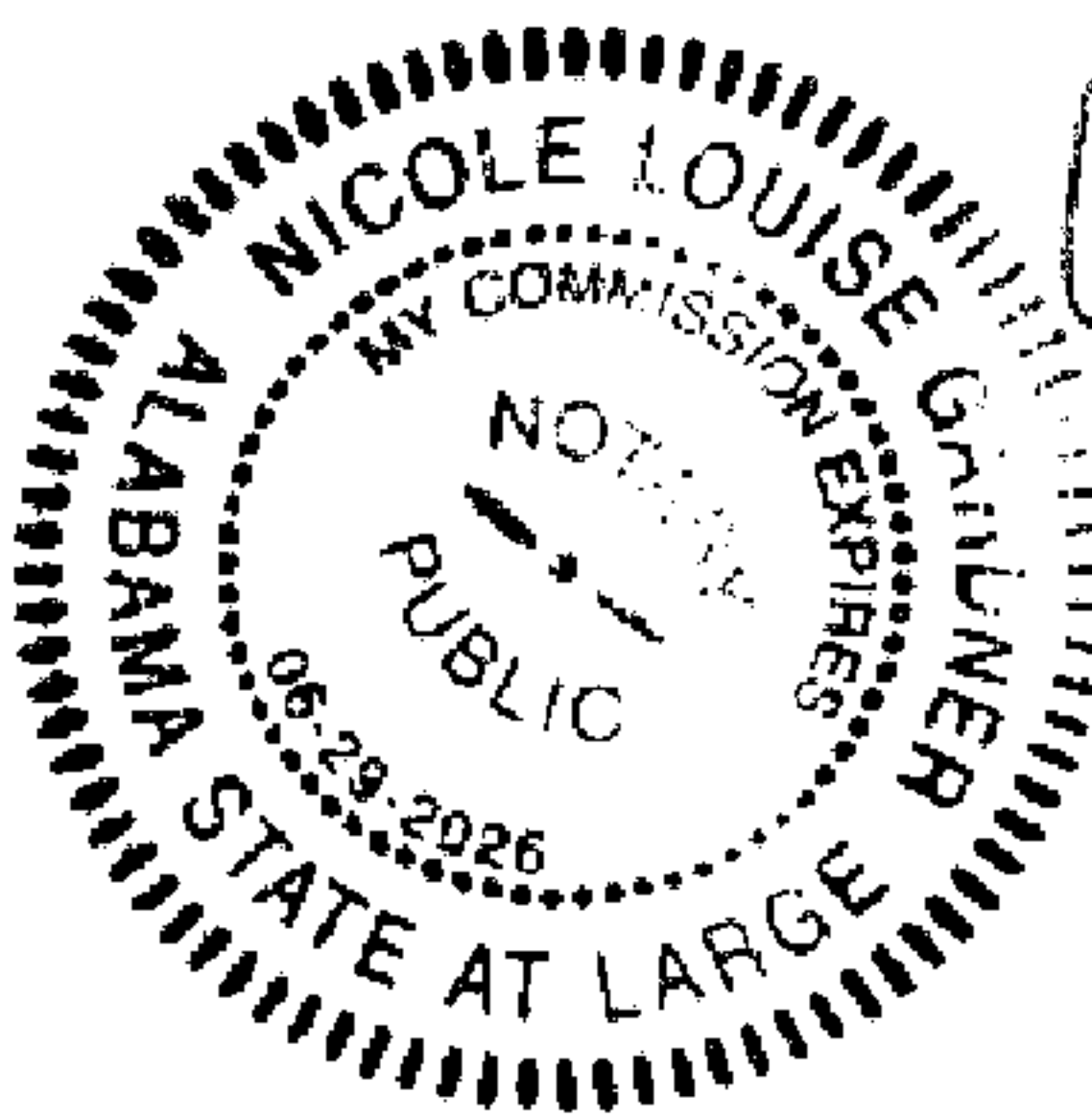
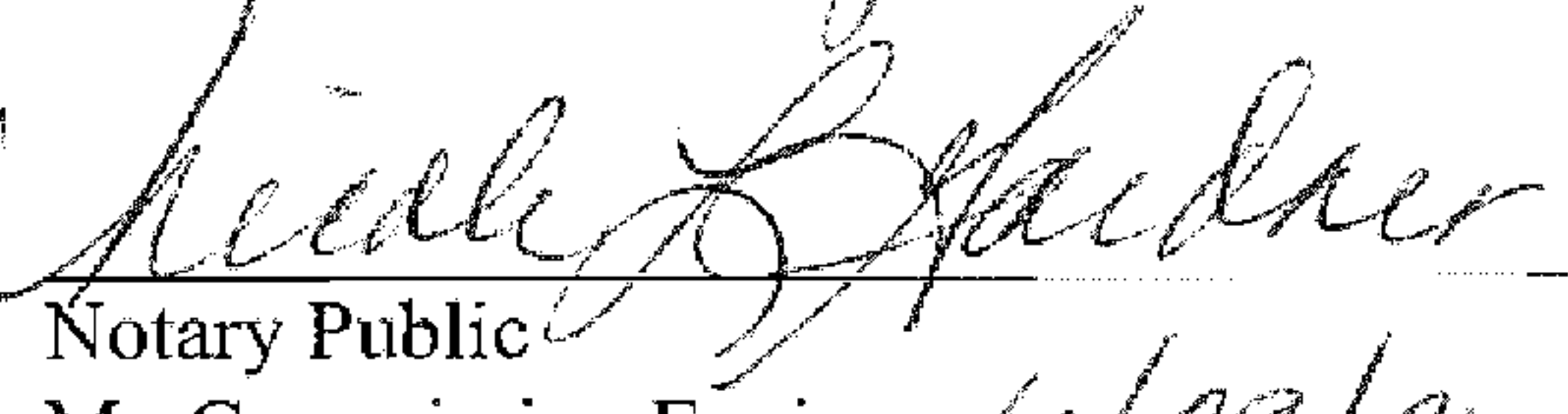


Barbara W. McLester

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Barbara W. McLester**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, 2022.

Notary Public
My Commission Expires 6/29/26

EXHIBIT A – LEGAL DESCRIPTION

Part of the NW¼ of the NE¼ and the NE¼ of the NE¼ of Section 13, and a part of of the SE¼ of the SE¼ of Section 12, Township 20 South, Range 1 West, being more particularly described as follows: Commence at the SW corner of the SE¼ of the SE¼ of Section 12, Township 20 South, Range 1 West, thence run North along the West line of said ¼-¼ for 34.48 feet to a fence and the point of beginning; thence continue last described course for 486.90 feet to a fence; thence 79 deg. 04 min. 50 sec. right and run Easterly along said fence for 603.36 feet to a fence corner; thence 87 deg. 43 min. 36 sec. right run along said fence for 417.36 feet; thence 67 deg. 34 min. 28 sec. left run along a fence for 138.87 feet; thence 74 deg. 18 min. 30 sec. right run along a fence of 165.16 feet; thence 70 deg. 45 min. right run along a fence of 123.89 feet; thence 7 deg. 14 min. right continue along said fence for 87.75 feet; thence 3 deg. 26 min. right continue along said fence for 190.05 feet; thence 11 deg. 00 min. left continue along said fence for 51.79 feet; thence 78 deg. 59 min. left run Southeasterly along a fence for 300.49 feet to a point on the Northerly R/W of Shelby County Road No. 49, said point being on a curve concaved to the left having a radius of 715.87 feet; thence 136 deg. 41 min. 47 sec. right to tangent of said curve run along said curve and R/W for 226.10 feet to end of said curve; thence continue a long said R/W for 332.60 feet to the Northwesterly side of a dirt road and a fence; thence 125 deg. 55 min. 20 sec. right run along said fence 65.56 feet; thence 16 deg. 57 min. right run along said fence for 59.31 feet; thence 18 deg. 47 min. right run 22.51 feet to a fence; thence 92 deg. 52 min. left run Northerly along said fence of 37.49 feet; thence 10 deg. 00 min. left continue along said fence for 56.31 feet; thence 17 deg. 16 min. left run along said fence for 45.73 feet; thence 8 deg. 34 min. left continue along said fence for 73.25 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2022 10:31:57 AM
 \$109.50 PAYGE
 20220801000299150

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Barbara Mclester
 Mailing Address 6240 Hwy 49
Columbiana, AL
35051

Grantee's Name Dale New
 Mailing Address 291 Longhorn Ln
Columbiana, AL
35051

Property Address 6240 Hwy 49
Columbiana AL
35051

Date of Sale 8/1/22
 Total Purchase Price \$ 81,230.00

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 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 8/1/22

Print Barbara W. Mclester

Unattested

(verified by)

Sign Barbara W. Mclester
 (Grantor/Grantee/Owner/Agent) circle one