

20220825000333420
08/25/2022 01:32:32 PM
DEEDS 1/4

Mike T. Atchison
101 West College Street
Columbiana, AL 35051

Send Tax Notice

File No.: 3059

WARRANTY DEED

State of Alabama Jointly for Life with Remainder to Survivor
County of Shelby } Know All Men by These Presents:

That in consideration of the sum of **One Million Six Hundred Twenty Five Thousand Dollars and No Cents (\$1,625,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Lynn Huddle, a married woman and Leon A. Nolen IV, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shane Wesley McMillan and Sara McMillan**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$812,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever, then to the survivor of them in fee simple & to the heirs of such survivor. And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of August, 2022.

Lynn Huddle
Lynn Huddle

Leon A. Nolen IV
Leon A. Nolen IV

State of Alabama

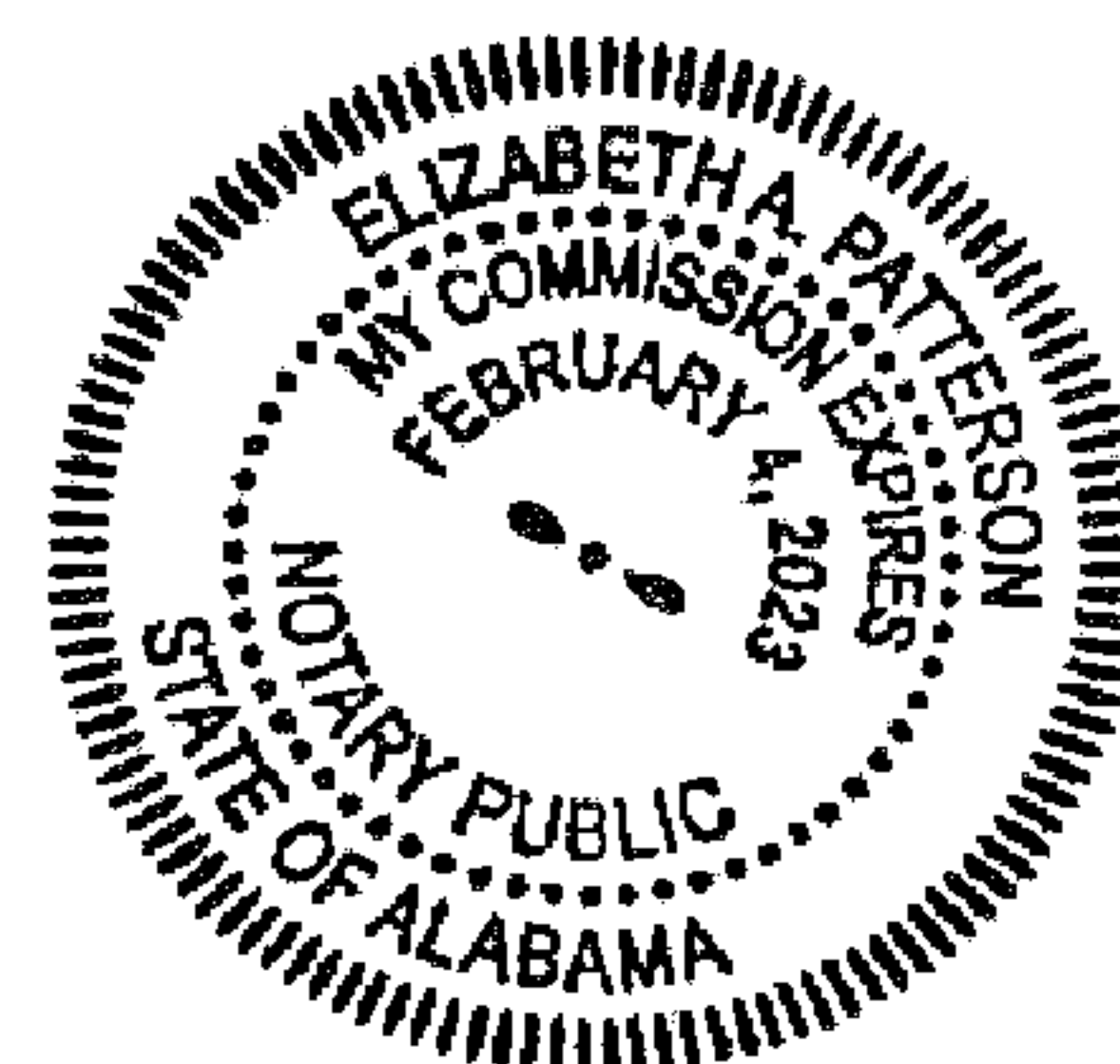
County of Jefferson

I, Elizabeth Ann Patterson, a Notary Public in and for the said County in said State, hereby certify that Lynn Huddle, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of August, 2022.

Elizabeth Ann Patterson
Notary Public, State of Alabama

My Commission Expires: February 4, 2023



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leon A. Nolen IV, 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 25th day of Aug 2022.



Notary Public
My Commission Expires 9-1-24

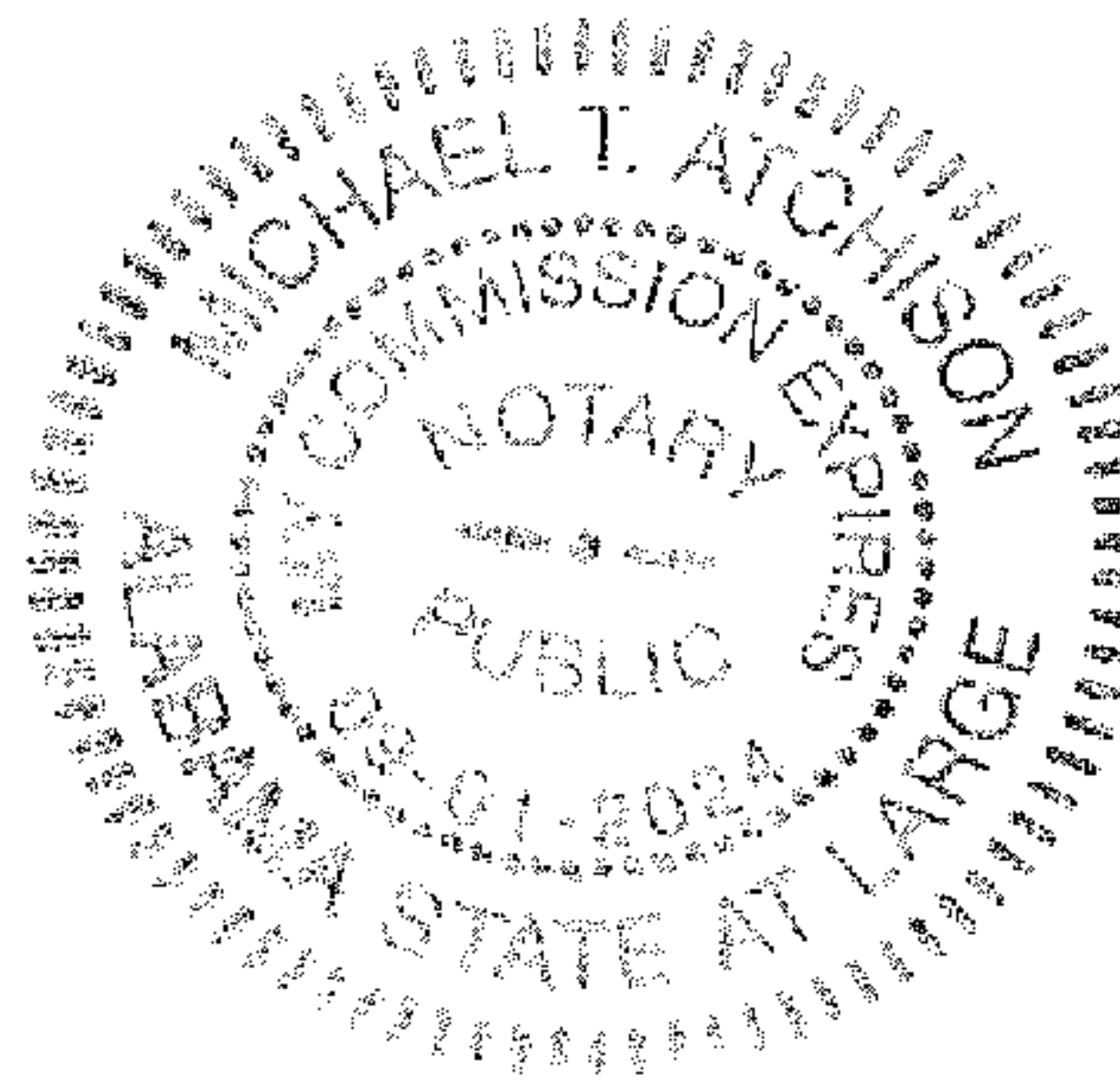


EXHIBIT A – LEGAL DESCRIPTION

PARCEL I:

A part of the NW 1/4 - SE 1/4, Section 26, Township 21 South, Range 1 East, located on Lay Lake, Shelby County, Alabama, more particularly described as follows:

Begin at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 21 South, Range 1 East, Shelby County, Alabama and run North 89°35'13" West a distance of 274.11 feet to a point; thence run North 32°13'09" West a distance of 463.14 feet to a point on the water line boundary of Lay Lake (contour elevation 397.0); thence run North 27°55'25" East along the said water line of Lay Lake a distance of 109.18 feet to a point; thence run North 27°14'39" East a distance of 75.45 feet to a point; thence run North 34°36'38" East a distance of 35.92 feet to a point on the water line edge of Lay Lake; thence run along same said water line of Lay Lake North 87°15'46" East a distance of 65.75 feet to a point; thence run South 74°17'28" East a distance of 128.13 feet to a point; thence run South 72°00'24" East a distance of 104.27 feet to a point; thence run South 46°37'53" East a distance of 80.97 feet to a point on the same said water line of Lay Lake; thence run South 64°07'41" East a distance of 76.91 feet to a point on the water line of said Lay Lake and on the East line of the NW 1/4 of the SE 1/4 of said Section 26; thence run South 0°10'12" West a distance of 433.99 feet to the Point of Beginning.

Together with those easements for ingress and egress set forth in Book 102, page 188.

PARCEL II:

A parcel of land in the NE 1/4 of the SE 1/4, Section 26, Township 21 South, Range 1 East in Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said NE 1/4 of the SE 1/4 for a Point of Beginning; thence North 0°10'12" East 433.99 feet, more or less, to a point on the 397 foot contour (above the mean sea level) of Lay Lake; thence Southeasterly along the meanderings of the said 397 foot contour of Lay Lake 442.48 feet, more or less to a point; thence South 18°16'59" West 306.45 feet, more or less, to a point; thence North 89°35'13" West 311.13 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	Lynn Huddle Leon A. Noien IV	Grantee's Name	Shane Wesley McMillan Sara McMillan
Mailing Address	2701 BAILEY RD LEEDS, AL 35099	Mailing Address	301 4H Road COLUMBIANA, AL 35051
Property Address	301 4H Road Columbiana, AL 35051	Date of Sale	August 25, 2022
		Total Purchase Price	\$1,625,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other
☐ Closing Statement	

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 of 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 August 22, 2022

Print Lynn Huddle

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/25/2022 01:32:32 PM
\$843.50 JOANN
20220825000333420

Form RT-1

Allen S. Bayl