

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

William Dale Welch  
1233 Highway 440  
Chelsea, Alabama 35043

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this August 31, 2022,** That for and in consideration of **TWO HUNDRED FIFTY THOUSAND AND NO/100 (\$250,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **DAVID E. PERRYMAN, a married person, and DIAN W. PERRYMAN, an unmarried woman,** (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **WILLIAM DALE WELCH,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

A part of the NW ¼ of the NE ¼ of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the NW ¼ of the NE ¼ of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama, thence Northerly along the West line of said ¼ - ¼ 394.53 feet to the point of beginning of the property being described; thence continue along last described course 92.45 feet to a point; thence 23 degrees 54 minutes right and Southeasterly 621.74 feet to a point on the West right-of-way line of Shelby County Highway Number 440; thence 100 degrees 25 minutes right and Southwesterly along said right-of-way line 184.46 feet to a point; thence 89 degrees 39 minutes right and Northwesterly 559.84 feet to the point of beginning.

Subject to:

1. General and special taxes or assessments for the year 2022 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**The property conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.**


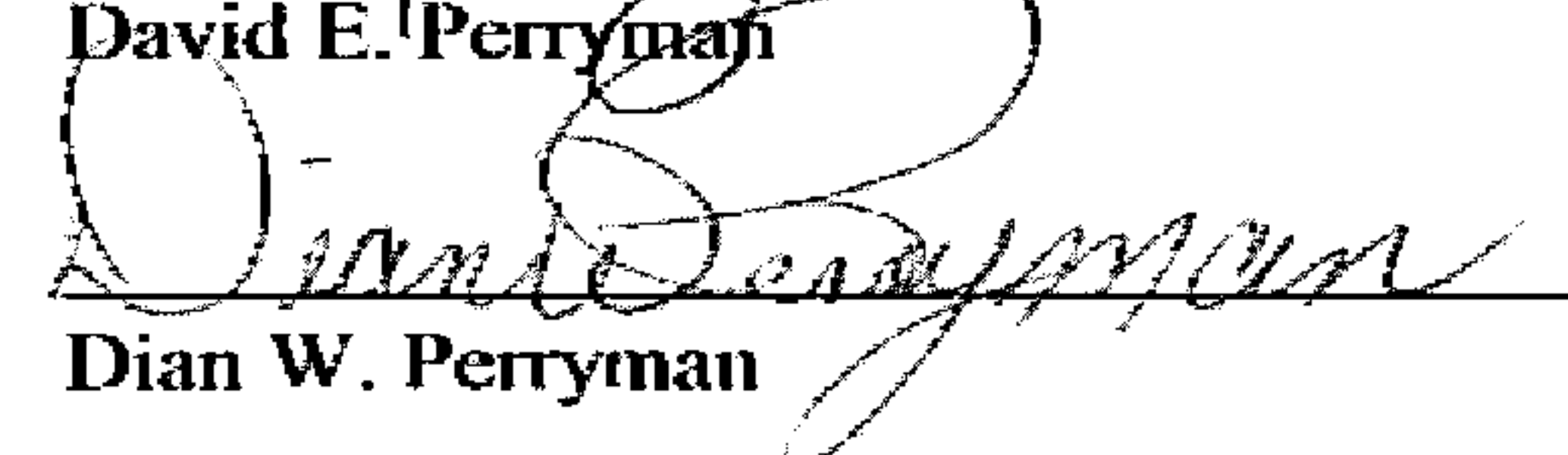
Diane W. Perryman is the sole surviving grantee of that certain deed filed of record in Book 340, Page 210; Robert E. Perryman having died on or about July 4, 2017. Dian W. Perryman and Robert E. Perryman were legally married at the time of his death and no divorce or annulment proceedings had been initiated.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

**AND SAID GRANTORS**, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of SHELBY COUNTY; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of August 31, 2022.

**GRANTOR:**

  
\_\_\_\_\_  
David E. Perryman  
  
\_\_\_\_\_  
Dian W. Perryman

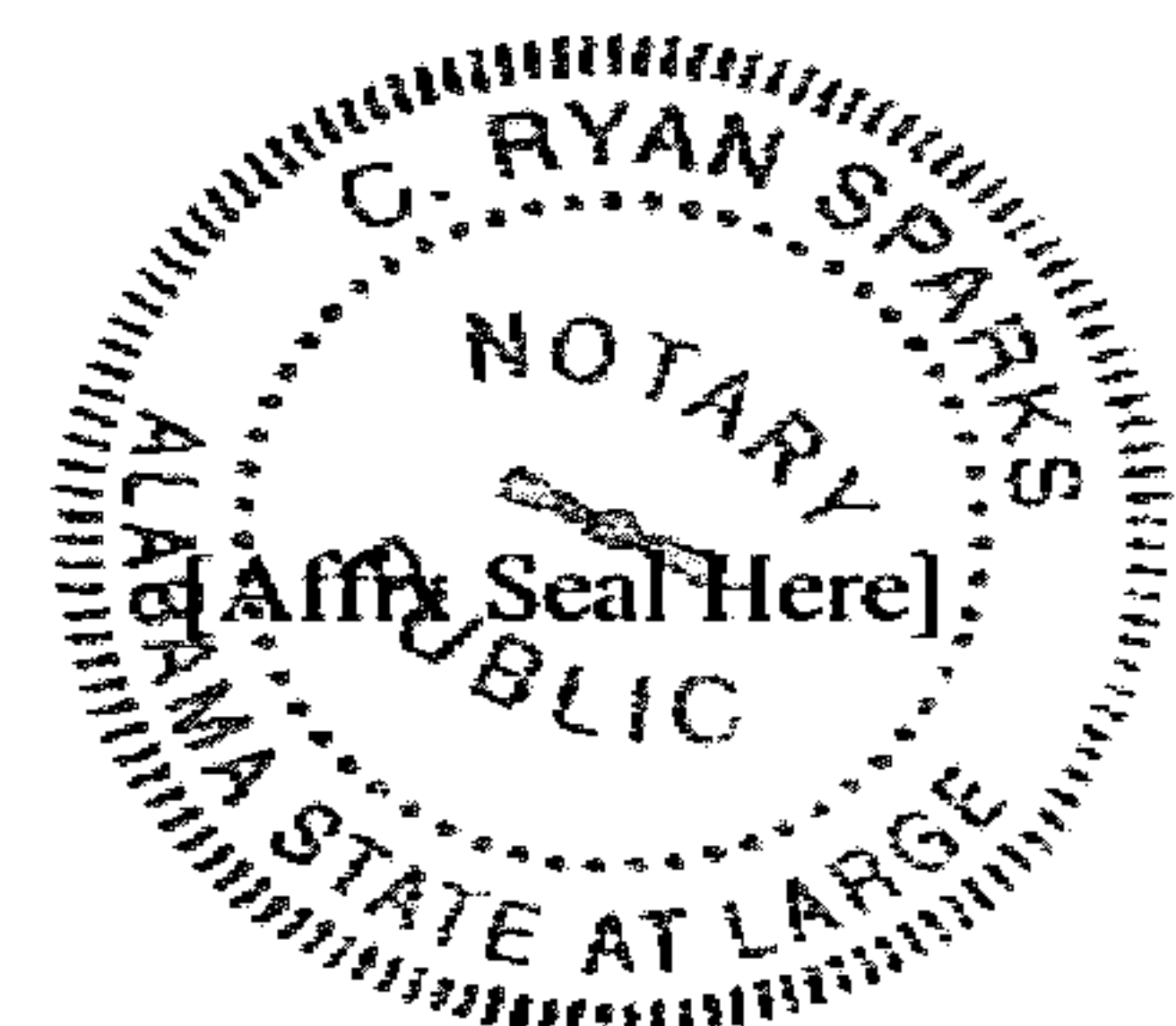
**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that David E. Perryman and Dian W. Perryman, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, David E. Perryman and Dian W. Perryman each executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set Grantors' hands and seals on this day of August 31, 2022.

  
\_\_\_\_\_  
C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023



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

Grantor's Name	<u>David E. Perryman</u>	Grantee's Name	<u>William Dale Welch</u>
Mailing Address	<u>Dian W. Perryman</u>	Mailing Address	<u></u>
	<u>1233 Highway 440</u>		<u>1233 Highway 440</u>
	<u>Chelsea, AL 35043</u>		<u>Chelsea, AL 35043</u>
Property Address	<u>1233 Highway 440</u>	Date of Sale	<u>8/31/22</u>
	<u>Chelsea, AL 35043</u>	Total Purchase Price	<u>\$ 250,000.00</u>
	<u></u>	or	
	<u></u>	Actual Value	<u>\$</u>
	<u></u>	or	
	<u></u>	Assessor's Market Value	<u>\$</u>

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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 8/31/22Print C. Ryan Sparks

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/01/2022 01:01:56 PM  
 \$29.00 JOANN  
 20220901000342860

*Allen S. Byrd*