

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:
Sherry Letson
6586 Quail Run Dr.
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$45,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Christine Letson Bearden, a married woman, Diane Letson, a single woman and Destiny Aderhold, a married woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Sherry Letson** (herein referred to as **Grantee**), 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.
- 2. Easements, restrictions, rights of way, and permits of record
- 3. Property constitutes no part of the homestead of the Grantor herein or her spouse if any.

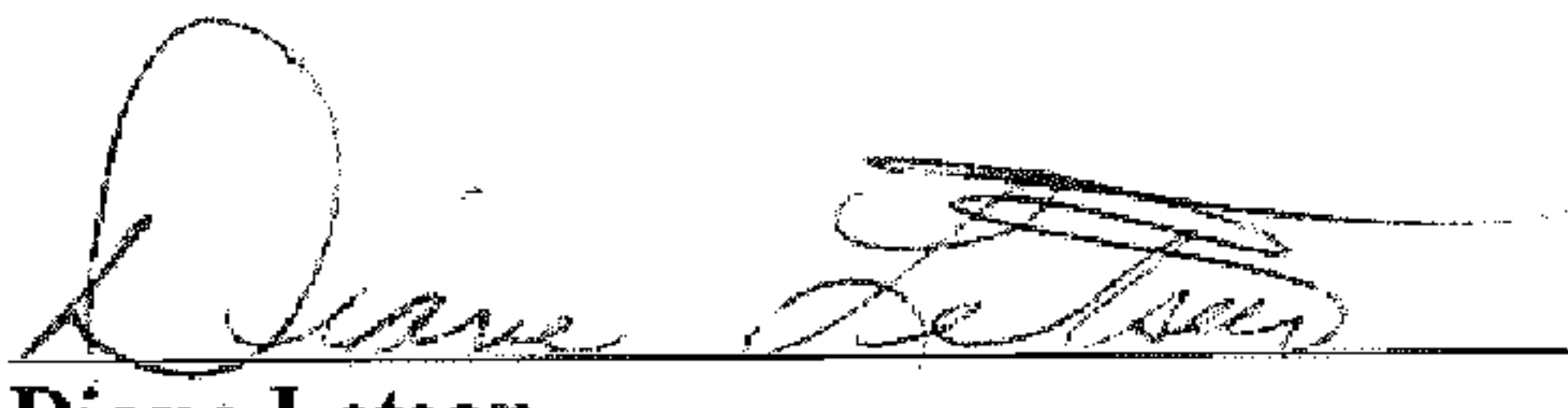
The herein listed Grantors and Grantee are all heirs of Wilburn O. Letson Jr., having died on the 19th day of November 2022.

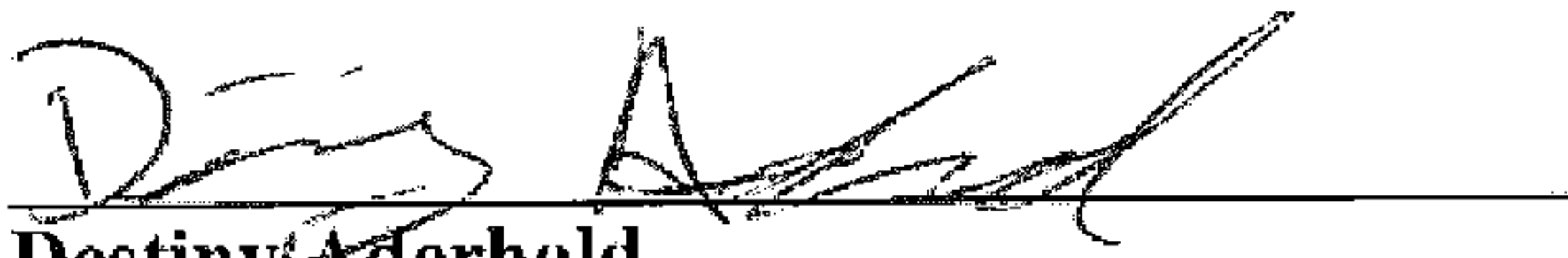
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 16th day of September 2022.


Christine Letson Bearden


Diane Letson



Destiny Aderhold

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Christine Letson Bearden**, 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 16th day of Sept., 2022.

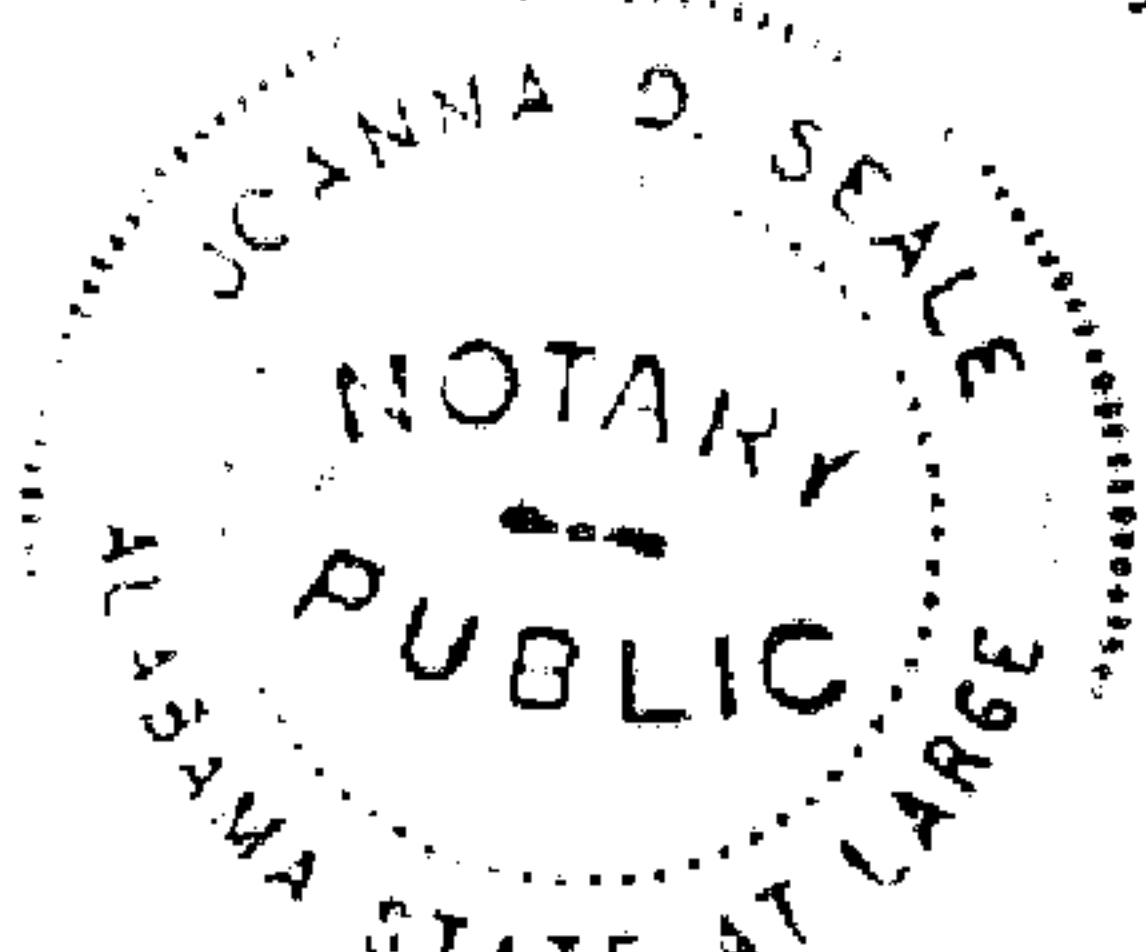



Notary Public
My Commission Expires 09/01/2024

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Diane Letson**, 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 16th day of Sept, 2022.



Joanna D. Seale
Notary Public
My Commission Expires 09/01/2024

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Destiny Aderhold**, 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 2nd day of September 2022.

Nicole Louise Gardner
Notary Public
My Commission Expires ~~09/01/2024~~
6-29-26

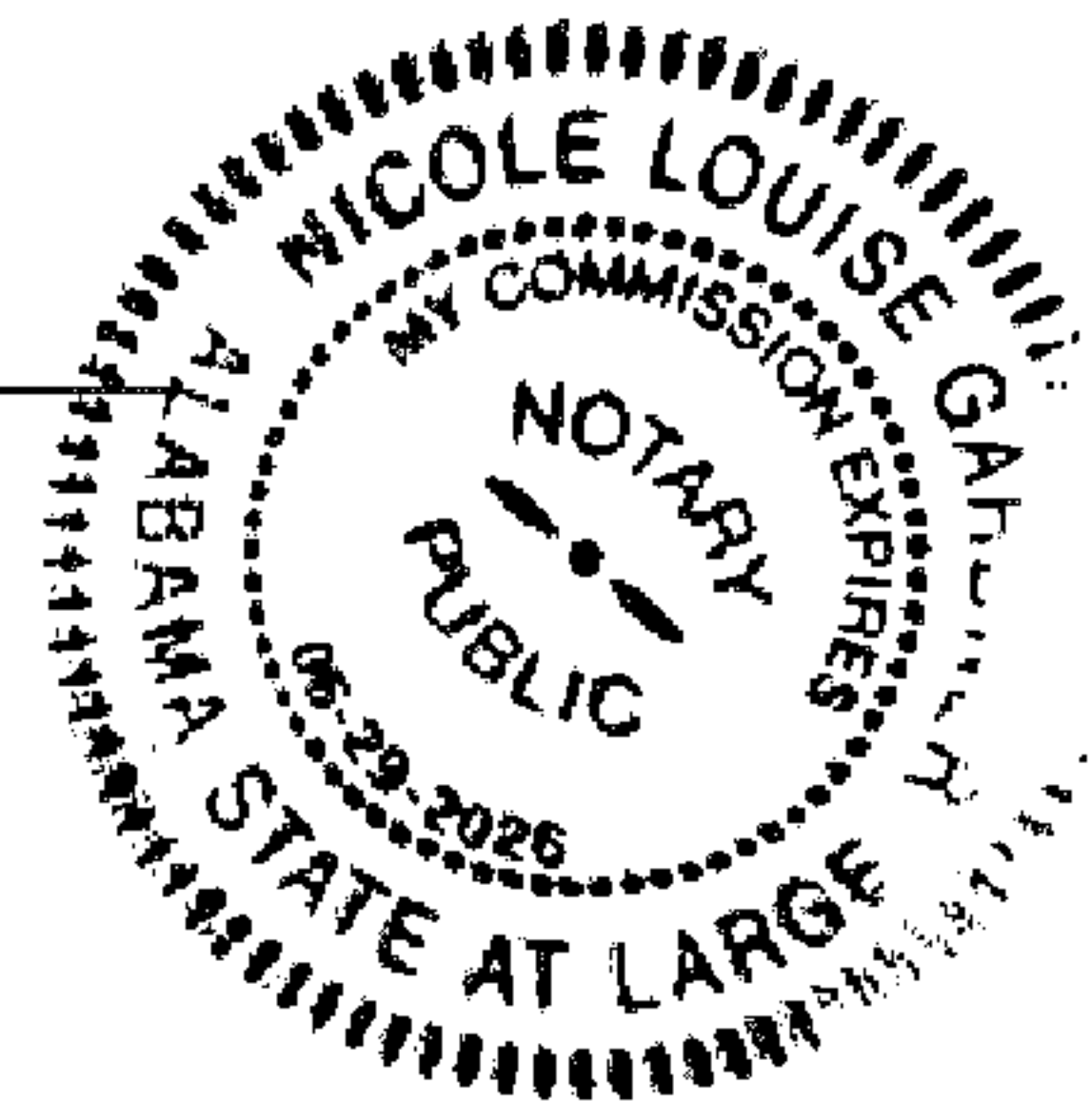


EXHIBIT A
Legal Description

Commencing at the southeast corner of the S.W.¼, of the S.E.¼, of section 28, T-21-S, R-1-W, for the P.O.B. thence run N 00°38'33" E, along the east line of said S.W.¼ of the S.E.¼, a distance of 697.34 feet to a point on the southerly R/W line of Southern Railroad. Thence run S 87°03'15" W, along said R/W line, a distance of 505.46 feet to the P.C. of a curve to the right, (having a radius of 2757.53 feet, and a delta angle of 14°30'15") thence run northwesterly along the arc of said curve, a distance of 698.05 feet, to the P.T. thence run N 78°26'30" W, along said R/W line, a distance of 1145.10 feet, thence run southeasterly along the arc of a curve to the right (said curve having a radius of 555.63 feet, and a delta angle of 40°29'46") an arc distance of 43.60 feet to the P.T. thence run S 35°36'36" E, a distance of 155.56 feet to the P.C. of a curve to the left (said curve having a radius of 136.75 feet and a delta angle of 33°23'00") thence run southeasterly along the arc of said curve, a distance of 79.68 feet to the P.T. thence run S 68°59'35" E, a distance of 489.71 feet to the P.C. of a curve to the left, (having a radius of 100.80 feet, and a delta angle of 18°36'00") thence run southeasterly along the arc of said curve a distance of 32.72 feet to the P.C. of a curve to the left, (having a radius of 25.00 feet and a delta angle of 42°50'00") thence run northeasterly along the arc of said curve, a distance of 18.69 feet to a point on the arc of a 50 foot Cul-De-Sac, thence run along the arc of said Cul-De-Sac a distance of 120.86 feet, thence run N 81°55'10" E, a distance of 190.15 feet, thence run S 00°13'47" W, a distance of 547.62 feet to the southwest corner of the S.W.¼ of the S.E.¼, of section 28, T-21-S, R-1-W, thence run S 89°55'12" E, a distance of 1359.18 feet to the P.O.B. said property lying and being all in section 28, T-21-S, R-1-W, Shelby County, Alabama. Containing 26.234 acres more or less.

Less and except Shelby County Probate Office Instrument No. 20110802000223750.

Also, Less and except Shelby County Probate Office Instrument No. 20160930000357990.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/16/2022 02:24:29 PM
 \$77.00 JOANN
 20220916000359940

Chris B. Byrd
 Real Estate Sales Validation Form

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

Grantor's Name Christine Letson Diarden
 Mailing Address Diane Letson
Destiny Aderhold
1169 Dusty Hollow Rd
Columbiandale, AL 35051

Grantee's Name Sherry Letson
 Mailing Address 6586 Buail Run Dr
Prichard AL 35124

Property Address Dusty Hollow Rd
Average

Date of Sale 9-14-22
 Total Purchase Price \$ 45,000.00
 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 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 9-16-22

Print

Mike T. Atkinson

Unattested

Sign

Mike T. Atkinson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one