

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Brian Stiffler and Christy T. Stiffler
5482 Highway 26
Columbiana, AL 35051

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Six Hundred Thirty Thousand And No/100 Dollars (\$630,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Sarah Brewster Dyess and Jerry William Dyess, Sr., a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brian Stiffler and Christy T. Stiffler (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Parcel 1

The West 730 feet of the following described property: the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 21 South, Range 2 West, and all of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 21 South, Range 2 West, lying South of Shelby County Highway #26, Shelby County, Alabama.

LESS AND EXCEPT the following described parcel of land: Commence at the Northwest corner of the SE 1/4 of the SE 1/4 of said Section 13; thence run in a Southerly direction along the West boundary of said 1/4-1/4 Section 386.60 feet, more or less, to the Southeast right-of-way of said Highway #26, said point being the point of beginning; thence continue a Southerly direction along the west boundary of said 1/4-1/4 Section and along the West boundary of the NE 1/4 of the NE 1/4 of said Section 24, Township 21 South, Range 2 West, a distance of 1120 feet to a point; thence turn 100 degrees 49 minutes to the left and run Northeasterly direction 630 feet to a point; thence turn 79 degrees 11 minutes to the left and run in a Northerly direction 1120 feet to a point, said point beginning on the South right-of-way of Shelby County Highway #26; thence turn 100 degrees 49 minutes to the left and run in a Southwesterly direction along said highway right of way 630 feet to the point of beginning.

Parcel 2

Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 21 South, Range 2 West; thence run West along said 1/4 – 1/4 line a distance of 567.06 feet to the point of beginning; thence continue along last described course a distance of 35.00 feet; thence turn an angle of 88 degrees 90 minutes 30 seconds right and run a distance of 1317.91 feet, thence turn an angle of 178 degrees 28 minutes 53 seconds right and run a distance of 1319.59 feet to the point of beginning.

LESS AND EXCEPT the following described parcel of land: Commence at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 00 degrees 43 minutes 52 seconds West along said 1/4 - 1/4 line a distance of 386.60 feet to a point; thence run North 79 degrees 54 minutes 48 seconds East a distance of 210.00 feet to a point; thence run North 79 degrees 54 minutes 48 seconds East a distance of 210.01 feet to a property corner; thence run North 77 degrees 00 minutes 08 seconds East distance of 209.57 feet to a rebar property corner and the point of beginning of the property being described; thence run South 00 degrees 46 minutes 00 seconds East a distance of 283.77 feet to a rebar corner; thence run North 04 degrees 46 minutes 46

seconds East a distance of 146.06 feet to a rebar corner; thence run North 06 degrees 35 minutes 26 seconds West a distance of 139.11 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$598,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 31st day of Oct., 20 22.

Sarah Brewster Dyess
Sarah Brewster Dyess

Jerry William Dyess, Sr.
Jerry William Dyess, Sr.

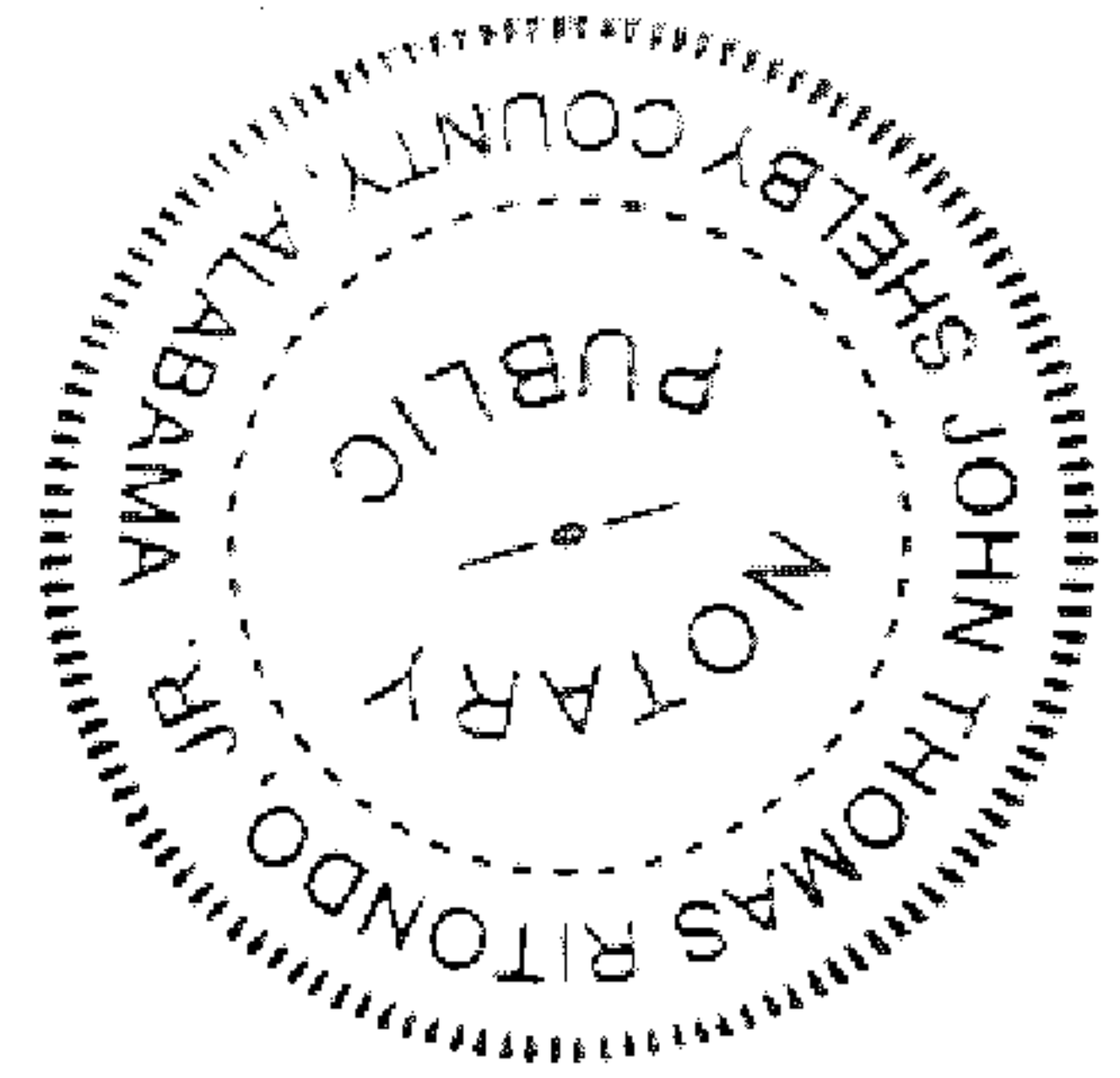
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah Brewster Dyess and Jerry William Dyess, Sr. 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 on this 31st day of Oct., 20 22.

[Signature]
Notary Public
My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 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 Sarah Brewster Dyess and Jerry William Dyess, Sr. Grantee's Name Brian Stiffler and Christy T. Stiffler

Mailing Address 5482 Highway 26
Columbiana, AL 35051

Mailing Address 5482 Highway 26
Columbiana, AL 35051

Property Address 5482 Highway 26
Columbiana, AL 35051

Date of Sale October 31, 2022

Total Purchase Price \$630,000.00

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 - Sarah Brewster Dyess and Jerry William Dyess, Sr., 5482 Highway 26, Columbiana, AL 35051.

Grantee's name and mailing address - Brian Stiffler and Christy T. Stiffler, 5482 Highway 26, Columbiana, AL 35051.

Property address - 5482 Highway 26, Columbiana, AL 35051

Date of Sale - October 31, 2022.

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.

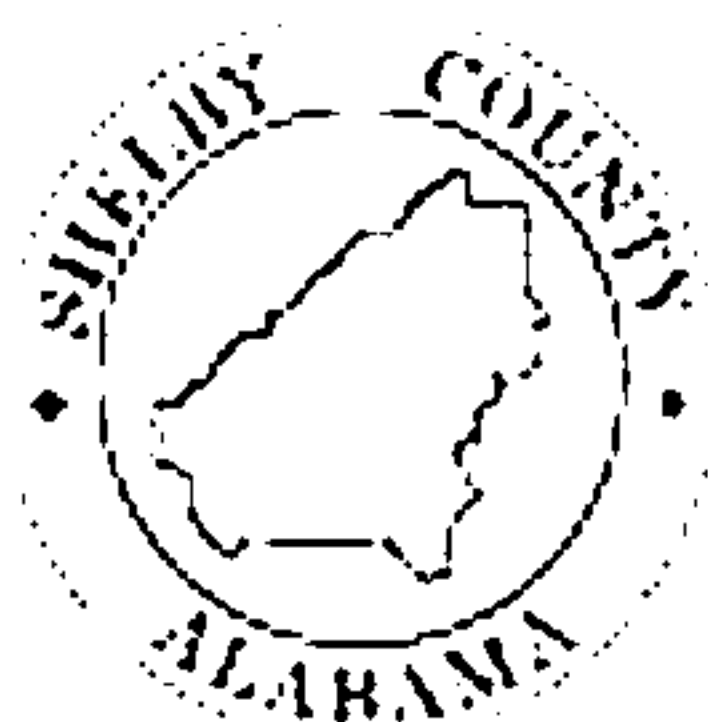
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: October 31, 2022

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2022 09:24:08 AM
\$62.50 JOANN
20221101000409100

Allen S. Bayl