

SEND TAX NOTICE TO:
Donald Mottern
129 School Road
Shelby, Alabama 35143

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Thousand dollars & no cents (\$130,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Chad Ledford and Melinda Ledford, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Donald Mottern and Margaret Alice Ermert** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 1 OF SAFFORD'S ADDITION TO SHELBY, AS RECORDED IN MAP BOOK 3, PAGE 38, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE NORTH 00 DEGREES 45 MINUTES, 37 SECONDS WEST, A DISTANCE OF 63.61 FEET; THENCE NORTH 04 DEGREES 13 MINUTES 48 SECONDS EAST, A DISTANCE OF 325.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 210.21 FEET; THENCE NORTH 89 DEGREES, 42 MINUTES, 42 SECONDS WEST, A DISTANCE OF 31.63 FEET; THENCE SOUTH 42 DEGREES, 57 MINUTES, 56 SECONDS WEST, A DISTANCE OF 284.71 FEET; THENCE SOUTH 89 DEGREES, 36 MINUTES 56 SECONDS WEST, A DISTANCE OF 284.71 FEET; THENCE SOUTH 89 DEGREES, 36 MINUTES, 06 SECONDS EAST, A DISTANCE OF 210.17 FEET TO THE POINT OF BEGINNING ACCORDING TO THE SURVEY DATED 2.21.2008 BY RODNEY Y. SHIFFLETT, AL REG NO. 21784.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

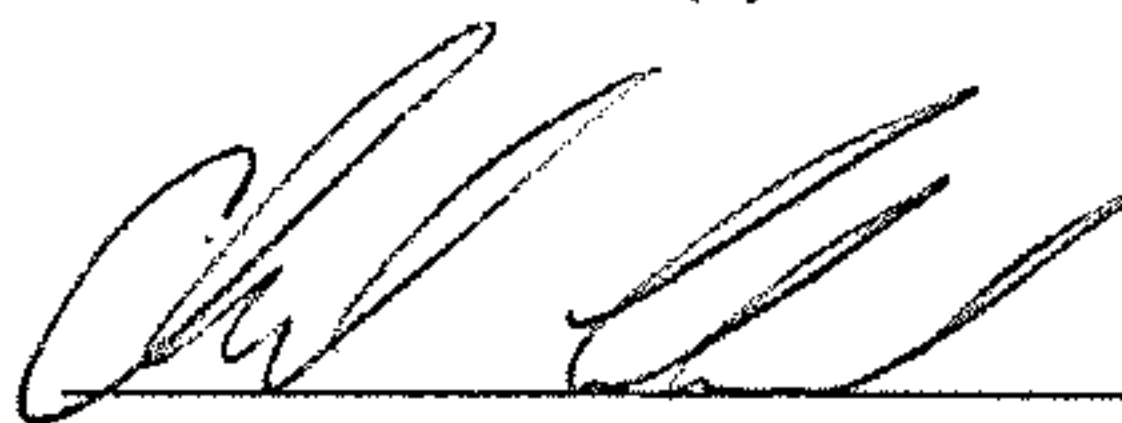
Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

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, 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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **November 15, 2022** .

 (Seal)
Chad Ledford

 (Seal)
Melinda Ledford

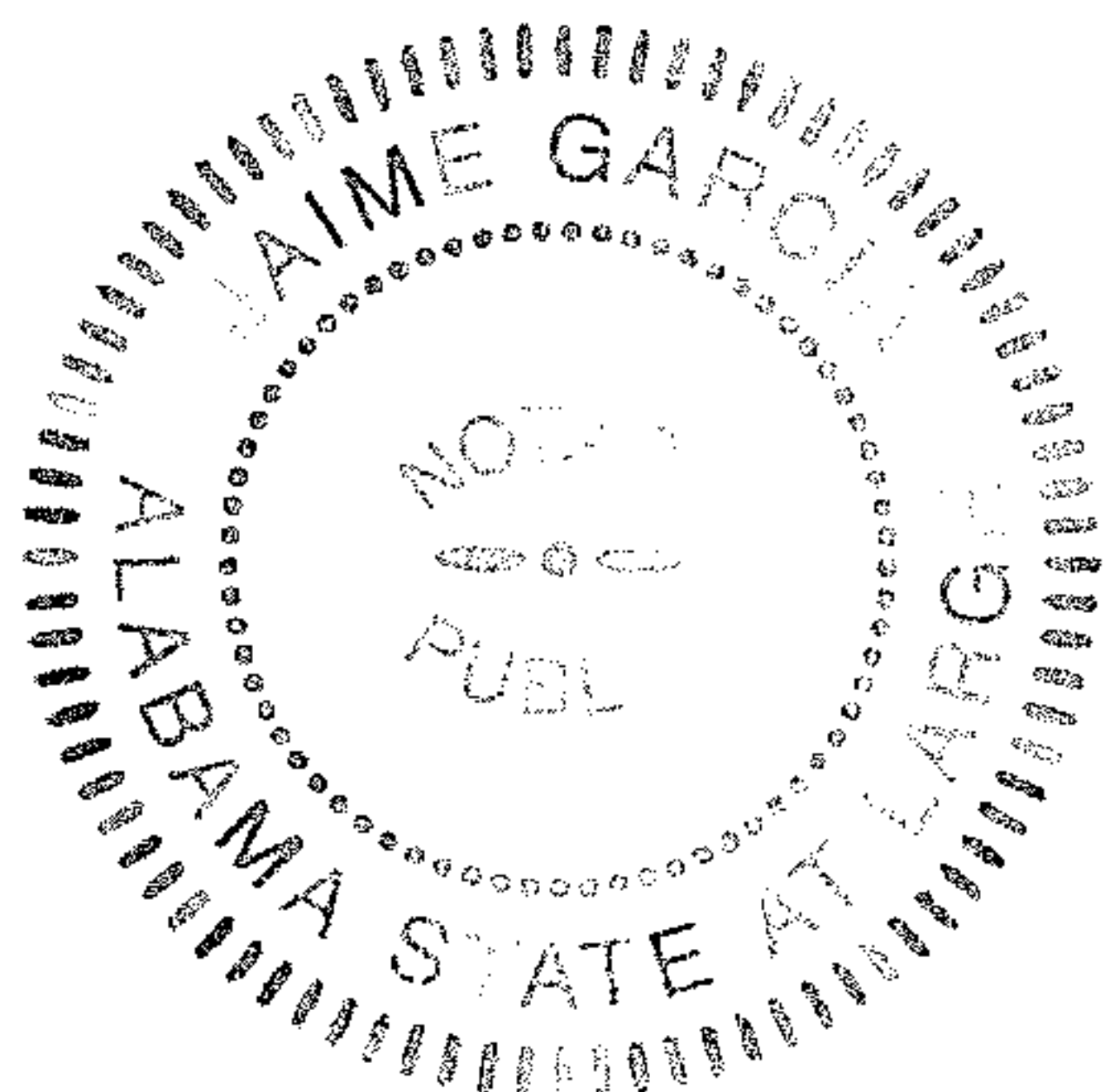
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Chad Ledford and Melinda Ledford, husband and wife** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, 2022




Notary Public.

(Seal)

My Commission Expires: 02/09/26

20221116000424330 11/16/2022 10:01:23 AM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Chad Ledford and Melinda Ledford

Grantee's Name Donald Mottern and Margaret Alice Erment

Mailing Address 1028 Springfield Dr
Chelsea, Alabama 35043

Property Address 129 School Road,
Shelby, Alabama 35143

Mailing Address 129 School Road
Shelby, Alabama 35143

Date of Sale 11/15/2022

Total Purchase Price \$130,000.00

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

X _____ 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 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 11-15-22

Print Donald Mottern

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2022 10:01:23 AM
\$158.00 BRITTANI
20221116000424330

Allen S. Boyd