


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:
Candis Gulledge
Eric Gulledge


20221122000430330 1/3 \$166.00
Shelby Cnty Judge of Probate, AL
11/22/2022 10:45:13 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED EIGHT THOUSAND NINE HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$108,950.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Reva Lynette Brasher Wilcox, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Candis Gulledge and Eric Gulledge** (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

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.

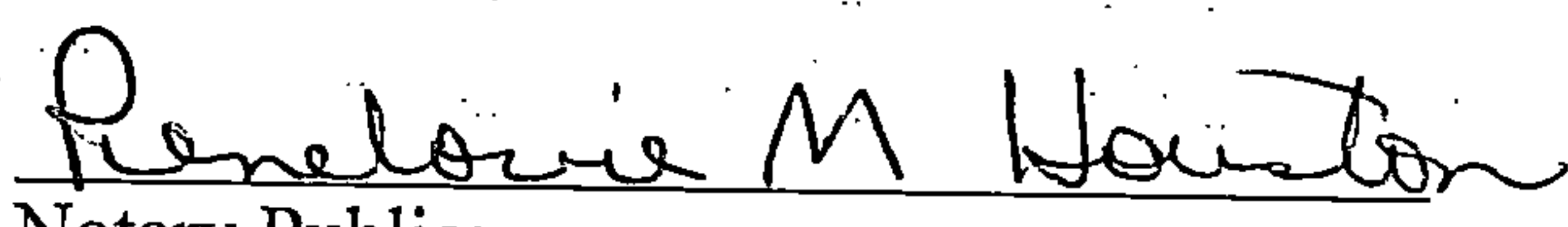
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of September 2022.

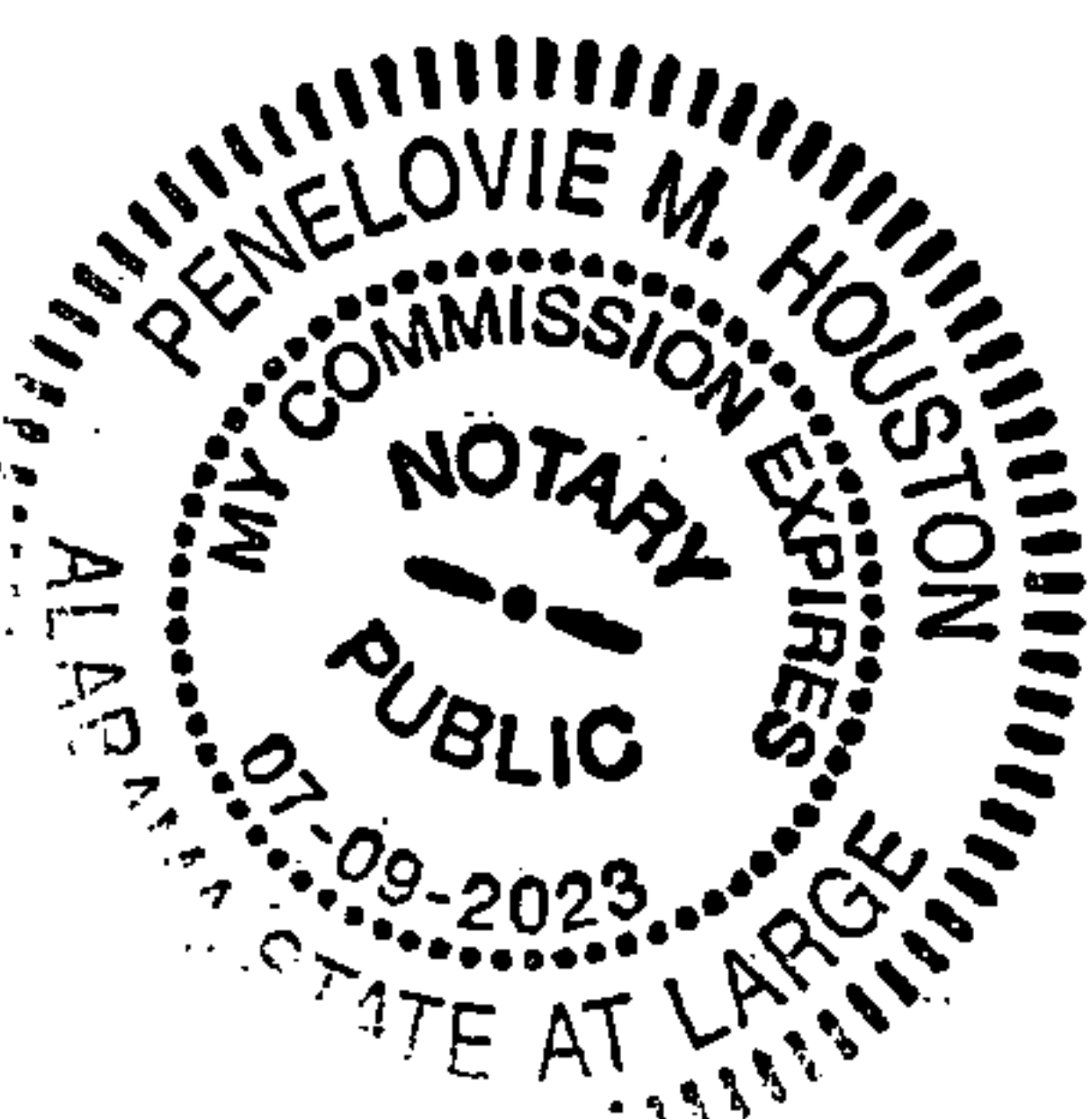

Reva Lynette Brasher Wilcox

STATE OF ALABAMA)
COUNTY OF SHELBY)

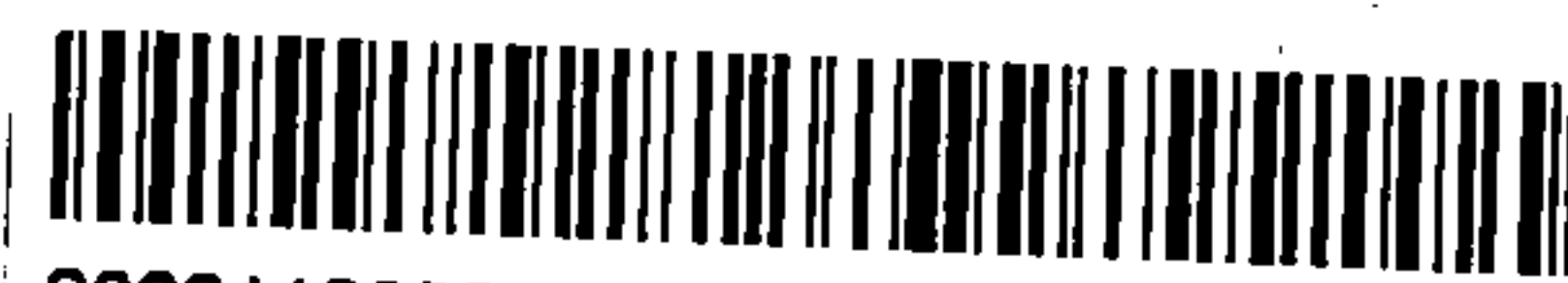
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Reva Lynette Brasher Wilcox**, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of September 2022.


Notary Public:
My Commission Expires: 7-9-2023



Shelby County, AL 11/22/2022
State of Alabama
Deed Tax: \$138.00



20221122000430330 2/3 \$166.00
Shelby Cnty Judge of Probate, AL
11/22/2022 10:45:13 AM FILED/CERT

EXHIBIT A
Legal Description

Tract No. 2 Begin at the northwest corner of the North-East quarter of the North-East quarter of Section 15, Township 19 South, Range 1 West; thence in a southerly direction along the west line of said quarter-quarter section 334.14 feet to the point of beginning; thence continue southerly along said west line 334.14 feet; thence left $90^{\circ}08'$ in an easterly direction 165.09 feet; thence left $89^{\circ}52'$ in a northerly direction 334.14 feet; thence left $90^{\circ}08'$ in a westerly direction 165.09 feet to the point of beginning.

Tract No. 4 Begin at the southwest corner of the North-East quarter of the North-East quarter of Section 15, Township 19 South, Range 1 West; thence in a northerly direction along the west line of said quarter-quarter section 666.99 feet; thence right $89^{\circ}52'$ in an easterly direction 330.17 feet; thence right $90^{\circ}08'$ in a southerly direction 668.83 feet to the south line of said quarter-quarter section; thence westerly along said south line 330.17 feet to the point of beginning.

Tract No. 5 Begin at the southwest corner of the North-East quarter of the North-East quarter of Section 15, Township 19 South, Range 1 west; thence in a northerly direction along the west line of said quarter-quarter section 666.99 feet; thence right $89^{\circ}52'$ in an easterly direction 330.17 feet to the point of beginning; thence continue easterly along the same line 330.45 feet; thence right $90^{\circ}01'$ in a southerly direction 200.00 feet; thence right $89^{\circ}59'$ in a westerly direction 330.51 feet; thence right $90^{\circ}02'$ in a northerly direction 200.00 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 Reva Lynnette Brasher Wilcox
Mailing Address 101 Weatherstone Pl.
Kathleen, GA. 31047

Grantee's Name Carlis & Eric Gullidge
Mailing Address 61 Shady Wood Circle
Sterrett, AL. 35147

Property Address 61 Shady Wood Circle
Sterrett, AL 35147

Date of Sale 9-29-22

Total Purchase Price \$ 62

or

Actual Value \$

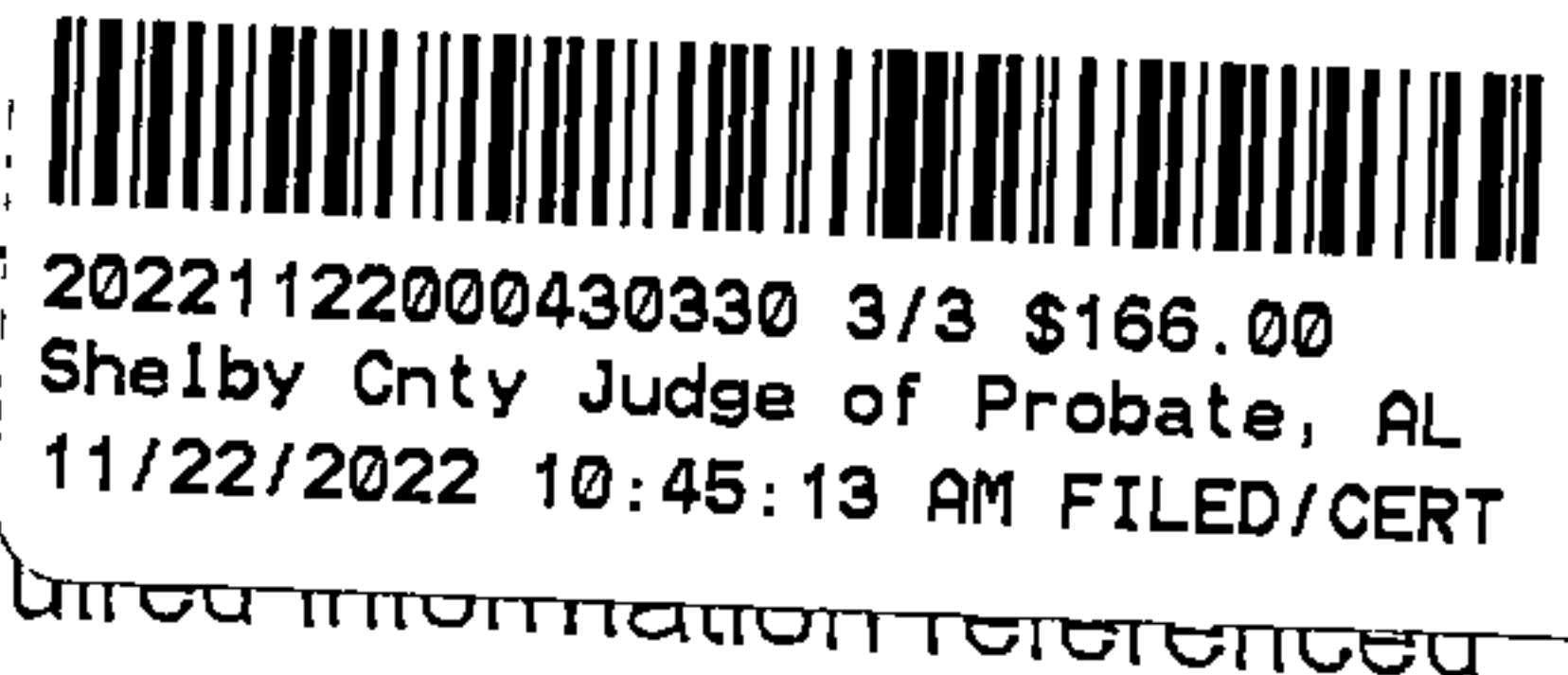
or

Assessor's Market Value \$ 137,710.00

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 9-29-22

Print Reva Lynnette Brasher Wilcox

☒ Unattested

Lera Thomas
(verified by)

Sign

Reva Lynnette Brasher Wilcox
(Grantor/Grantee/Owner/Agent) circle one