

Grantor: Willie Mae Wright 2227 Harris & Wright Drive Birmingham, Alabama 35242	Property Address: Not Assigned Date of Sale: February <u>12</u> , 2023
Grantee: James Arthur Donley 3025 Ryecroft Road Mountain Brook, Alabama 35223	Total Purchase Price: \$10.00 Purchase Price Verification: See Form RT-1

THIS INSTRUMENT WAS PREPARED BY:

John W. Tomlinson, Esq.
The Tomlinson Firm, P.C.
P.O. Box 131161
Birmingham, AL 35213

SEND TAX NOTICE TO:
James Arthur Donley
3025 Ryecroft Road
Mountain Brook, Alabama 35223

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

Date: February 12, 2023

KNOW ALL MEN BY THESE PRESENTS, that, Willie Mae Wright, a widowed woman previously married to William C. Wright who died on or about October 18, 2000, hereinafter referred to as the "GRANTOR," for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto James Arthur Donley, a widowed man, "GRANTEE," the following described property, situated, lying and being in Shelby County, Alabama, said property being described, to wit:

Commence at the Southwest corner of the SE 1/4 of the NW 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama; thence run Northerly along the West line of said 1/4-1/4 a distance of 191.0 feet to the point of beginning of the property being

described; thence continue along last described course a distance of 249.0 feet to a point; thence turn an angle of 89 degrees 43 minutes 27 seconds to the right and run Easterly a distance of 200.64 feet to a point; thence turn an angle of 90 degrees 22 minutes 33 seconds to the right and run Southerly a distance of 249.0 feet to a point; thence turn an angle of 89 degrees 37 minutes 27 seconds to the right and run Westerly a distance of 200.28 feet to the point of beginning, containing 1.15 acres.

Situated in Shelby County, Alabama.

SOURCE OF TITLE: Deed Book 013, Page 798 in the Probate Office of Shelby County, Alabama.

Said description being provided by GRANTOR and as previously recorded as noted above.

The conveyance of this property is made subject to the following:

1. Ad valorem taxes for the current year, 2023, which are not yet due and payable;
2. Any recorded easements, rights of way, and/or encumbrances of record.

TO HAVE AND TO HOLD unto the said GRANTEE, James Arthur Donley.

And the GRANTOR does for herself and her heirs, assigns, successors, executors, administrators and personal representatives covenant with the said GRANTEE, his heirs, assigns, successors, executors, administrators and personal representatives, as follows: that she is lawfully seized in fee simple of the premises described above; that said premises is free from encumbrances other than those listed above; that she has a good and lawful right to sell and convey the same as aforesaid; and that she and her heirs, assigns, successors, executors, administrators and personal representatives will warrant and defend the title to the said premises to the said GRANTEE, and his heirs, assigns, successors, executors, administrators and personal representatives against the lawful claims of any person or entity.

IN WITNESS WHEREOF, the GRANTOR does hereby set her hand and seal on this 12th day of February 2023.

Willie Mae Wright (SEAL)
Willie Mae Wright, GRANTOR

Signed and sealed in the presence of:

Perry L. Miller (SEAL)
(Signature of Witness One)

Perry L. Miller
(Printed Name of Witness One)

1130 Creed Rd.
(Street Address of Witness One)

Ashland Al 36251
(City, State, Zip Code of Witness One)

N/A (SEAL)
(Signature of Witness Two)

(Printed Name of Witness Two)

(Street Address of Witness One)

(City, State, Zip Code of Witness One)

NO TITLE OPINION REQUESTED AND NONE GIVEN.

LEGAL DESCRIPTION PROVIDED BY GRANTOR.

Real Estate Sales Validation Form

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

Grantor's Name Willie Mae Wright
Mailing Address 2227 Harris & Wright Drive
Birmingham, AL 35242

Property Address No property address
assigned

Grantee's Name James Arthur Donley
Mailing Address 3025 Ryecroft Road
Mountain Brook, AL 35223

Date of Sale February 12, 2023
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 44,820.00

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 Appraisal
 Sales Contract Other Tax Assessor's Record
 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 2/12/2023

Print James Arthur Donley

Unattested

Sign James Arthur Donley
(Grantor/Grantee/Owner/Agent) circle one



20230217000044180 4/4 \$76.00
Shelby Cnty Judge of Probate, AL
02/17/2023 03:08:05 PM FILED/CERT

Form RT-1