


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:
Marci D. Wheeler


20230227000052070 1/3 \$695.50
Shelby Cnty Judge of Probate, AL
02/27/2023 11:33:57 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Oak Tree, Inc. (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Marci D. Wheeler (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION

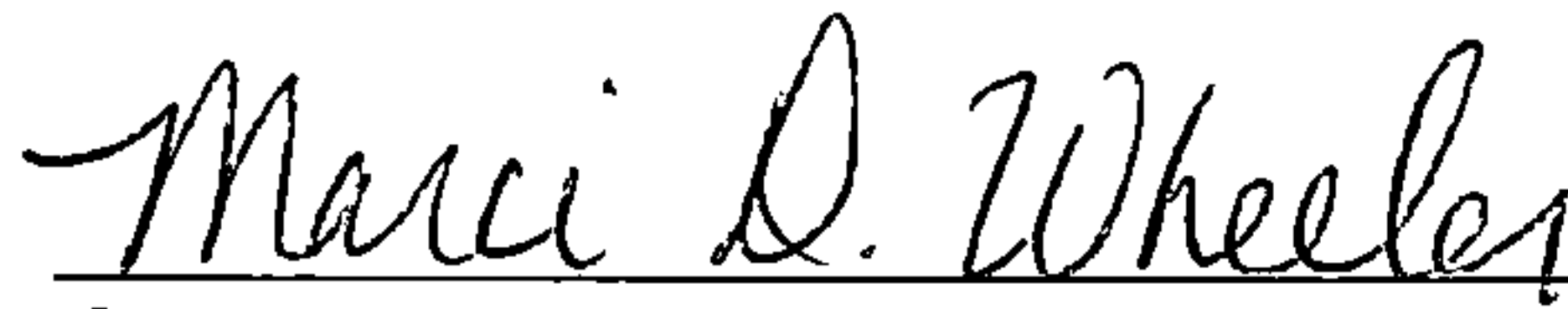
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
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 27th day of February, 2023.




Oak Tree, Inc.
By Marci D. Wheeler as managing member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Marci D. Wheeler as managing member of Oak Tree, Inc.** 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, his executed the same voluntarily on the day the same bears date.

Shelby County, AL 02/27/2023
State of Alabama
Deed Tax: \$667.50

Given under my hand and official seal this 27th day of February, 2023.



Notary Public
My Commission Expires 6-29-26

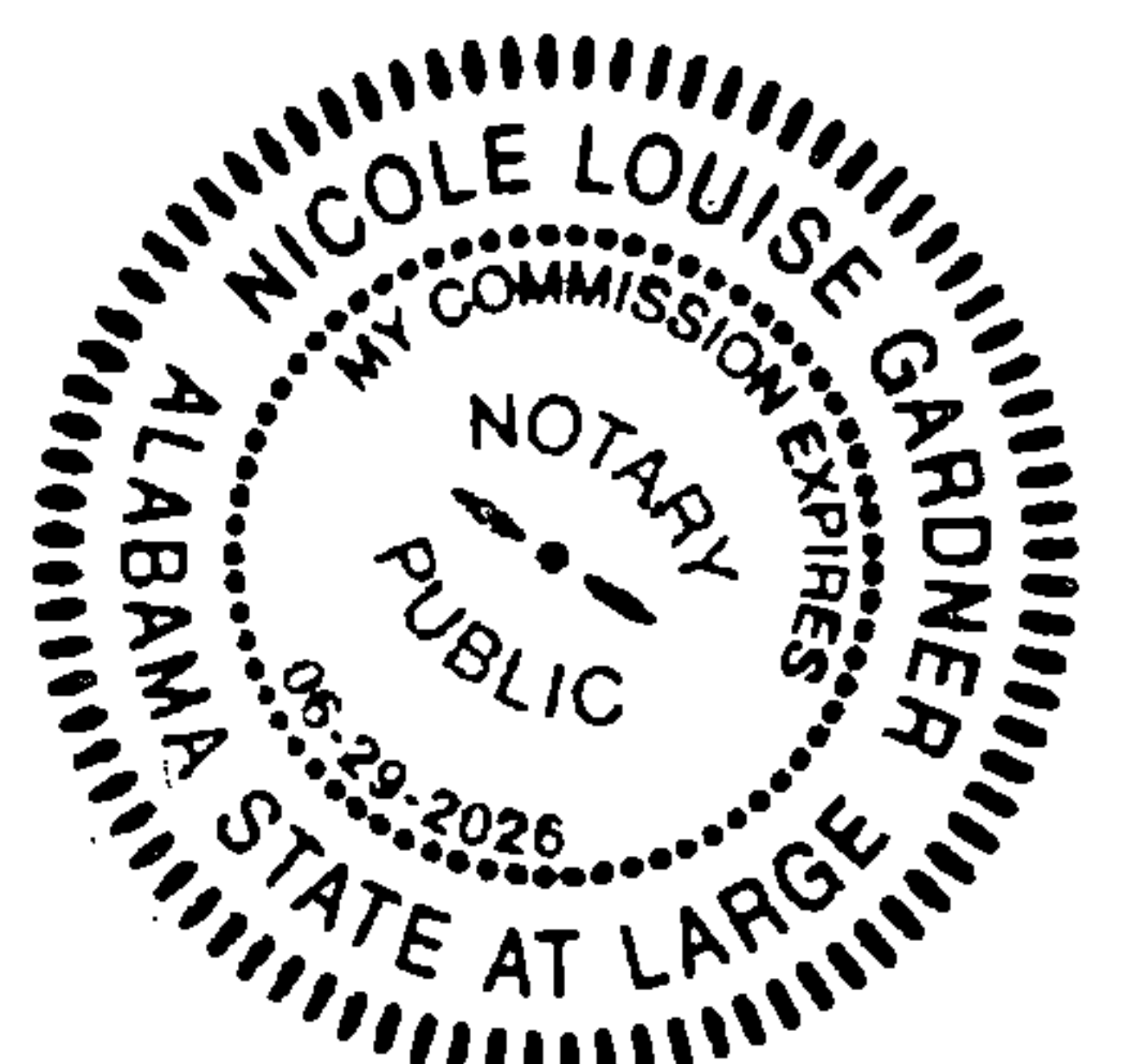


Exhibit "A"- Legal Description



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PARCEL I:

Part of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama described as follows: Commence at the Northeast corner of said Southwest $\frac{1}{4}$; thence run South 88 degrees 40 minutes West 1357.66 feet to the point of beginning; thence continue last course 210.00 feet to the East right of way of U.S. Highway 31; thence run South 13 degrees 13 minutes West 105.00 feet along said right of way; thence run North 88 degrees 40 minutes East 236.38 feet; thence run North 01 degree 20 minutes West 101.63 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

A parcel of land situated in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, described as follows: Commence at the Northeast corner of the SW $\frac{1}{4}$ of Section 25 and go South 88 degrees 40 minutes 00 seconds West along the North boundary of said $\frac{1}{4}$ section for 1567.66 feet to the East right of way of U.S. Highway No. 31; thence South 13 degrees 13 minutes 00 seconds West along said right of way for 105.00 feet to the point of beginning; thence continue South 13 degrees 13 minutes 00 seconds West along said right of way for 20.00 feet; thence North 88 degrees 49 minutes 53 seconds East for 241.40 feet; thence North 01 degree 20 minutes 00 seconds West for 20 feet; thence South 88 degrees 40 minutes 00 seconds West for 236.38 feet to the point of beginning; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Oak Tree Inc
Mailing Address 3543 Pelham Pkwy
Pelham, AL 35124

Grantee's Name Marci D. Wheeler
Mailing Address 125 Elvian Way
Montevallo, AL 35115

Property Address 3543 Pelham Pkwy
Pelham Pkwy
Pelham, AL 35124

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 667,250.00

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



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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

Print Marci D. Wheeler

Unattested

Sign Marci D. Wheeler

(verified by)

(Grantor/Grantee/Owner/Agent) circle one