

This Instrument was Prepared by:

Send Tax Notice To: Russell Bryan Shanahan

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

635 Dickerson Rd
Pelham, AL 35124

File No.: MV-23-29113

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Thousand Dollars and No Cents (\$40,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Chelsea Nicole Young Gandy**, a Single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Russell Bryan Shanahan**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

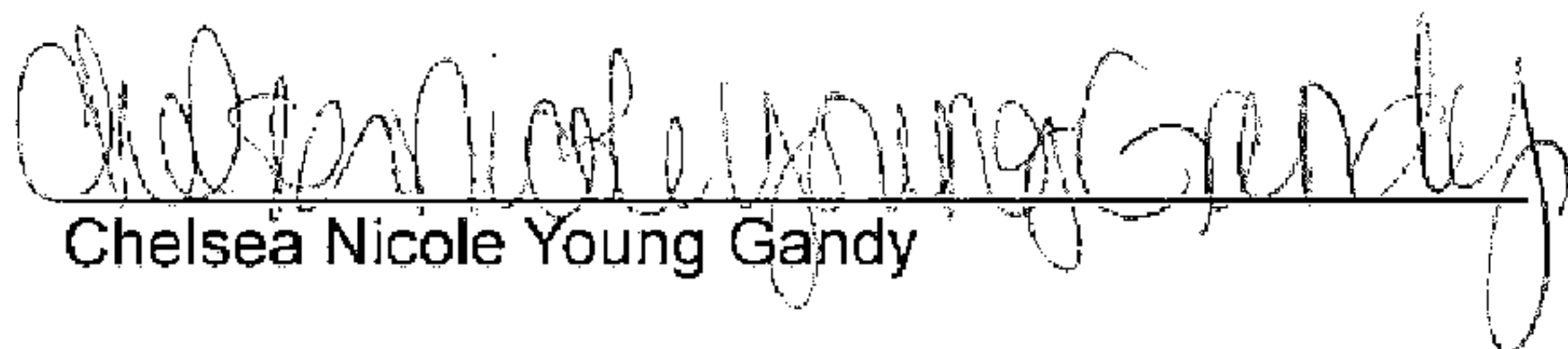
Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$36,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of May, 2023.


Chelsea Nicole Young Gandy

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that Chelsea Nicole Young Gandy, 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 this the 17th day of May, 2023.


Notary Public, State of Alabama

My Commission Expires: 9-11-24

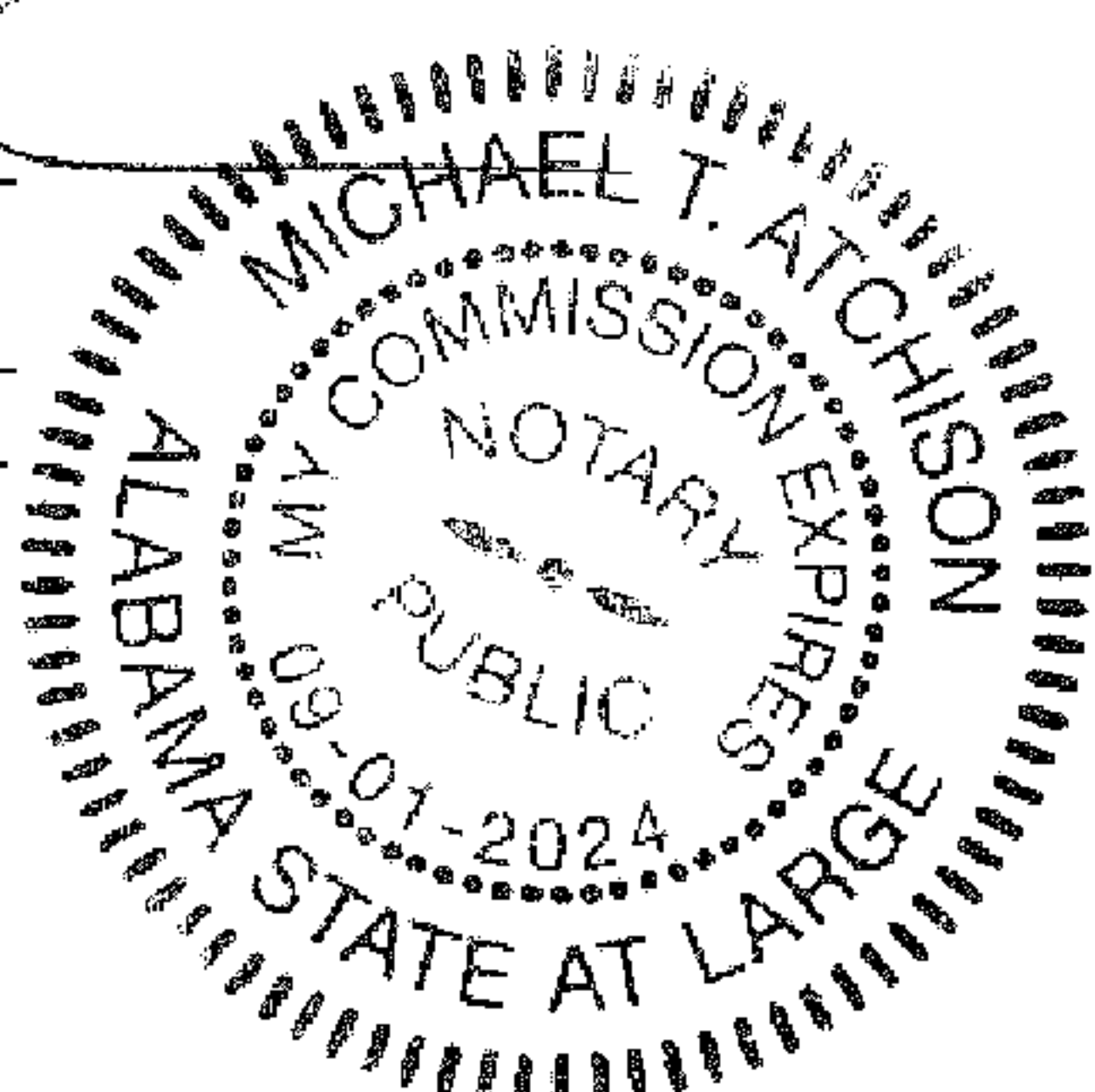


EXHIBIT "A"
LEGAL DESCRIPTION

From the Northwest corner of the SW 1/4 of NW 1/4 of Section 15, Township 20 South, Range 2 West, run East along the North boundary of the said SW 1/4 of NW 1/4 of Section 15, Township 20 South, Range 2 West for 684.2 feet to the point of beginning of the land herein described; thence continue East along the said North boundary of the SW 1/4 of NW 1/4 of Section 15, Township 20 South, Range 2 West for 243.25 feet; thence turn an angle of 89 degrees 43.5 min. to the right and run 300.0 feet; thence turn an angle of 90 degrees 16.5 min. to the right and run 243.25 feet; thence turn an angle of 89 degrees 45 minutes to the right and run 300.0 feet more or less to the point of beginning.

ALSO, commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 2 West, and run southerly along the West side of the said quarter-quarter for 300.00 feet; thence turn an angle of 89 degrees 47 minutes to the left and run easterly for 684.24 feet to the point of beginning; thence continue easterly along the last described course for 67.4 feet; thence turn an angle of 89 degrees 16 minutes 17 seconds to the right and run southerly to a point on the North side of Shelby County Highway No. 334 (Dickerson Road); thence turn right and run westerly along the North side of Highway 334 a distance of 67.4 feet; thence turn right and run northerly to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/11/2023 08:04:50 AM
\$32.00 PAYGE
20230511000138780

Alvin S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Chelsea Nicole Young Gandy</u>	Grantee's Name	<u>Russell Bryan Shanahan</u>
Mailing Address	<u>3189 Hwy 39</u> <u>Chelsea AL</u> <u>35043</u>	Mailing Address	<u>1035 Dickerson Rd</u> <u>Pelham, AL</u> <u>35124</u>
Property Address	<u>1035 Dickerson Rd</u> <u>Pelham AL</u> <u>35124</u>	Date of Sale	<u>5-10-23</u>
		Total Purchase Price \$	<u>40,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 5-10-23

Unattested

(verified by)

Print Mike J. Atchison
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one