

GRANTEE'S ADDRESS:
124 Wilson Road
Calera, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 4th day of June, 2023, in consideration of THREE HUNDRED SIXTY-THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$363,500.00) and other good and valuable consideration, the undersigned, **MICHAEL B. CARLISLE and wife, VIRGINIA T. CARLISLE**, whose address is 124 Wilson Road, Calera, Alabama, 35040, herein referred to as Grantors, do hereby grant, bargain, sell and convey unto **TYLER HOSMER and HALEY HOSMER**, whose address is 156 Magnolia Circle, Columbiana, Alabama, 35051, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, Alabama, to-wit:

A parcel of land in the Southeast one-fourth of the Southeast one-fourth of Section 7, Township 22 South, Range 1 West, said parcel of land more particularly described as follows:

Beginning at the Northwest corner of said quarter-quarter; thence South 04 degrees 00 minutes 53 seconds West along said quarter-quarter line a distance of 657.11 feet; thence South 85 degrees 43 minutes 54 seconds East a distance of 21.19 feet to the centerline of Wilson Road; thence along the centerline of Wilson Road the following courses: thence North 17 degrees 39 minutes 33 seconds West a distance of 10.42 feet; thence North 07 degrees 46 minutes 08 seconds East along the chord of a curve a distance of 58.91 feet; thence North 35 degrees 58 minutes 49 seconds East a distance of 192.69 feet; thence North 29 degrees 55 minutes 32 seconds East along the chord of a curve a distance of

68.62 feet; thence North 23 degrees 30 minutes 42 seconds East along the chord of a curve a distance of 4.08 feet; thence North 05 degrees 02 minutes 46 seconds East along the chord of a curve a distance of 186.47 feet; thence North 13 degrees 03 minutes 36 seconds West a distance of 76.12 feet; thence North 19 degrees 51 minutes 26 seconds West along the chord of a curve a distance of 114.88 feet; hence laying said centerline run North 88 degrees 54 minutes 51 seconds West a distance of 89.19 feet to the point of beginning. Lying and being situated in Shelby County, Alabama.

Property street address: 124 Wilson Road, Calera, Alabama, 35040.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee simple of the lands above described; that the same is free of encumbrances and they will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals on the day and year first above written.

 (SEAL)
MICHAEL B. CARLISLE

 (SEAL)
VIRGINIA T. CARLISLE

STATE OF ALABAMA,

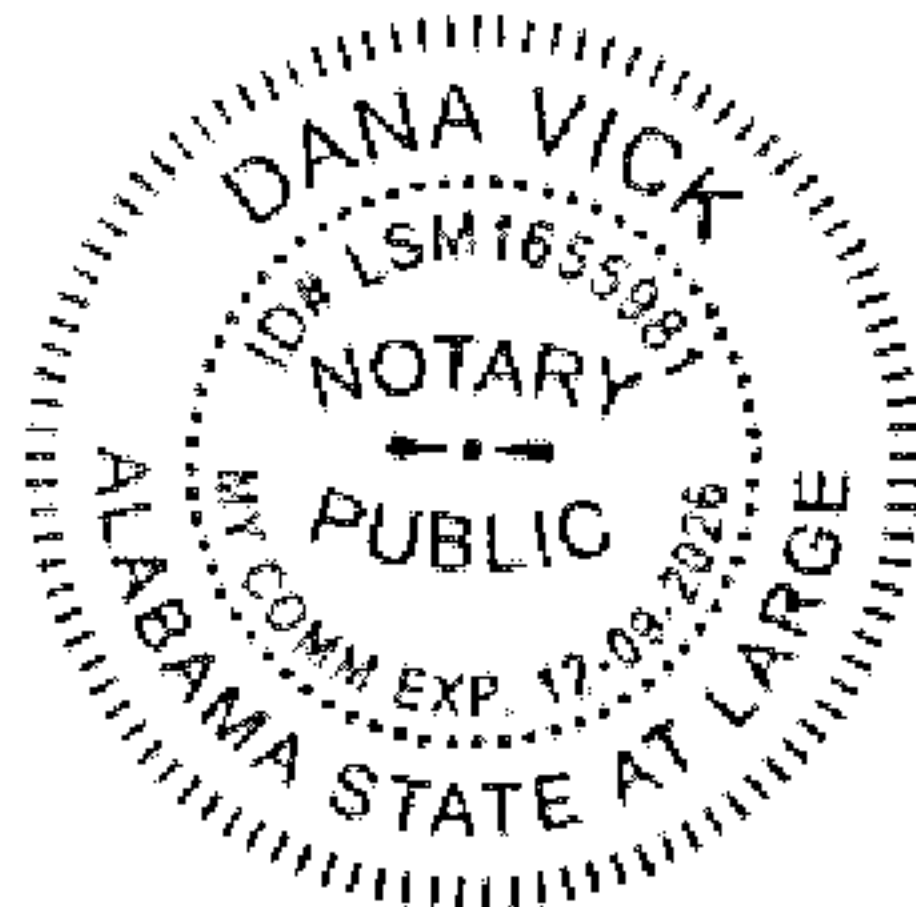
TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that MICHAEL B. CARLISLE and wife, VIRGINIA T. CARLISLE, whose names are 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 this the 5th day of June, 2023.



NOTARY PUBLIC



My Commission Expires: 12/9/2026

This instrument prepared by:

J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Michael B. Carlisle & Virginia T. Carlisle
 Mailing Address 124 Wilson Road
Calera, AL 35040

Grantee's Name Tyler Hosmer and Haley Hosmer
 Mailing Address 156 Magnolia Circle
Columbiana, AL 35051

Property Address 124 Wilson Road
Calera, AL 35040

Date of Sale 6-4-2023

Total Purchase Price \$ 363,500.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/08/2023 08:02:01 AM
 \$394.50 JOANN
 20230608000172070

The purchase price or actual value claimed *Allen S. Byrd* 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 6-4-2023

Print J. Van Wilkins

☐ Unattested

Sandra Vich
 (verified by)

Sign

J. Van Wilkins
 (Grantor/Grantee/Owner/Agent) circle one