

This Instrument was Prepared by: Send Tax Notice To: Sheila Fullenwider

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

File No.: MV-23-29233

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Four Hundred Eighty Five Thousand Dollars and No Cents (\$485,000.00)**, 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, **Bryan Keith Hoagland**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Sheila Fullenwider**, (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.
No part of the homestead of the Grantor herein or spouse, if any.
\$0.00 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.

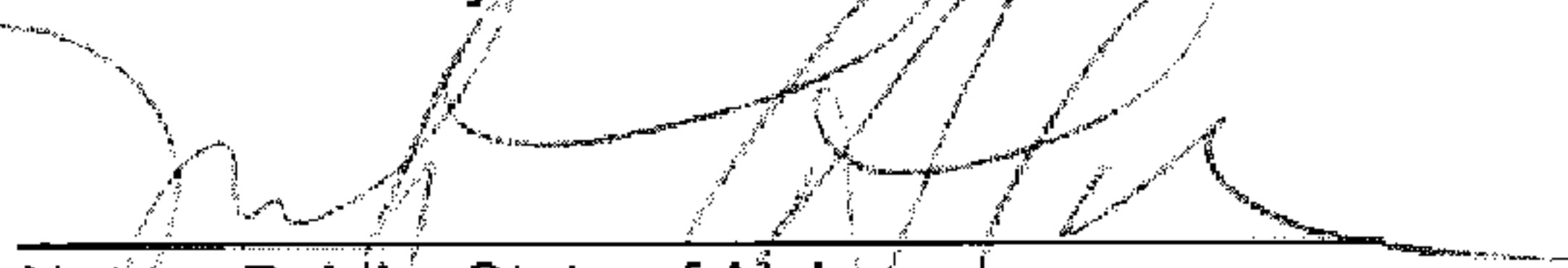
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of June, 2023.


Bryan Keith Hoagland

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 Bryan Keith Hoagland, 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 23rd day of June, 2023.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

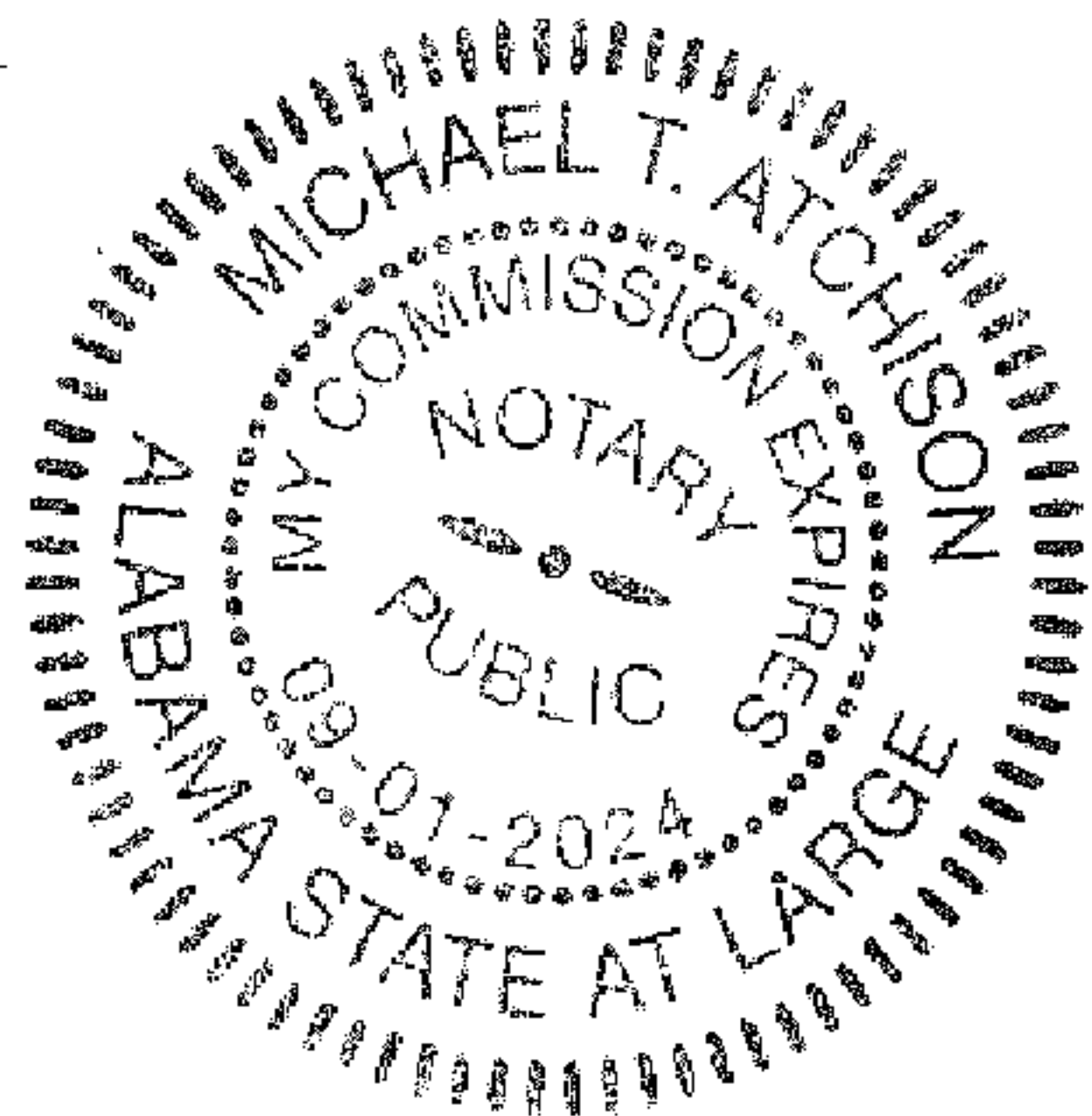


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of Section 11 and the North 1/2 of Section 14, all in Township 21 South, Range 1 East, Shelby County, Alabama. being more particularly described as follows:

Commence at the NE corner of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama; thence S88°42'47"W a distance of 1402.55'; thence S48°43'24"E a distance of 503.76' to the Westerly R.O.W. line of Shelby County Highway 61; thence S34°08'53"W and along said R.O.W. line a distance of 78.85', to a curve to the right, having a radius of 11334.16', subtended by a chord bearing S34°49'28"W, and a chord distance of 267.85'; thence along the arc of said curve and along said R.O.W. line for a distance of 267.86' to the POINT OF BEGINNING, to a compound curve to the right, having a radius of 11334.16', subtended by a chord bearing S36°26'58"W, and a chord distance of 375.06'; thence along the arc of said curve and along said R.O.W. line for a distance of 375.08'; thence N52°07'56"W and leaving said R.O.W. line a distance of 159.93'; thence S37°55'29"W a distance of 200.03'; thence S52°06'06"E a distance of 160.00' to the Westerly R.O.W. line of Shelby County 61, to a curve to the right, having a radius of 11334.16', subtended by a chord bearing S39°23'50"W, and a chord distance of 390.82'; thence along the arc of said curve and along said R.O.W. line a distance of 390.84 feet; thence North 35 degrees 48 minutes 18 seconds West and leaving said right of way of line a distance of 336.11'; thence S75°28'56"W a distance of 159.98'; thence S88°25'47"W a distance of 1924.64'; thence N00°36'21"E a distance of 1113.99'; thence N88°45'52"E a distance of 336.35'; thence N88°45'52"E a distance of 1005.05'; thence N03°20'05"E a distance 382.05'; thence N88°42'47"E a distance of 892.54'; thence S32°01'07"E a distance of 1135.12' to the POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/26/2023 10:25:32 AM
 \$513.00 PAYGE
 20230626000188340

Allen 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>Bryan Keith Hoagland</u>	Grantee's Name	<u>Sheila Fullenwider</u>
Mailing Address	<u>488 Garrison road</u> <u>Vincent, AL 35178</u>	Mailing Address	<u>8334 E Cty Hwy 30A Unit 6</u> <u>Seacrest, FL32461</u>
Property Address	<u>Highway 61</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>June 23, 2023</u>
		Total Purchase Price	<u>\$485,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>ss</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 June 20, 2023

Print Bryan Keith Hoagland

Unattested

Sign *Bryan Keith Hoagland*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one