

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

**This instrument was prepared by:**

F. Wade Steed, Esq.  
DEMPSEY STEED, PC  
1740 Oxmoor Road, Suite 100  
Homewood, Alabama 35209

**Send Tax Notice To:**

The Carolyn Sue Dorris Living Trust  
c/o Carolyn Sue Dorris, Trustee  
3910 Highway 42  
Calera, Alabama 35040

**STATUTORY WARRANTY DEED**



20230627000190460 1/4 \$1297.50  
Shelby Cnty Judge of Probate, AL  
06/27/2023 09:58:25 AM FILED/CERT

STATE OF ALABAMA       )  
SHELBY COUNTY        )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**CAROLYN SUE DORRIS, individually, a single person**

(herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto

**CAROLYN SUE DORRIS, TRUSTEE OF THE CAROLYN SUE DORRIS LIVING TRUST DATED AUGUST 26, 2021, AND ANY AMENDMENTS THERETO**

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 3910 Highway 42, Calera, Alabama 35040, to-wit:

**See Exhibit "A" for Legal Description, attached hereto and incorporated herein by said reference.**

**SUBJECT TO:**

1. 2023 ad valorem taxes, a lien but not yet due and payable.
2. Any and all mineral and mining rights not owned by the Grantor.
3. All restrictions, agreements, rights of way, easements, covenants, and encumbrances of record.

**NOTE:**

- This Warranty Deed has been prepared without the benefit of a current survey or title examination, which was not requested or performed by either the Grantor or the Grantee.

**TO HAVE AND TO HOLD** unto the said GRANTEE, in fee simple forever, and to the successors and assigns of such forever, together with every contingent remainder and right of reversion.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set her hand and seal on this the 15th day of March, 2023.

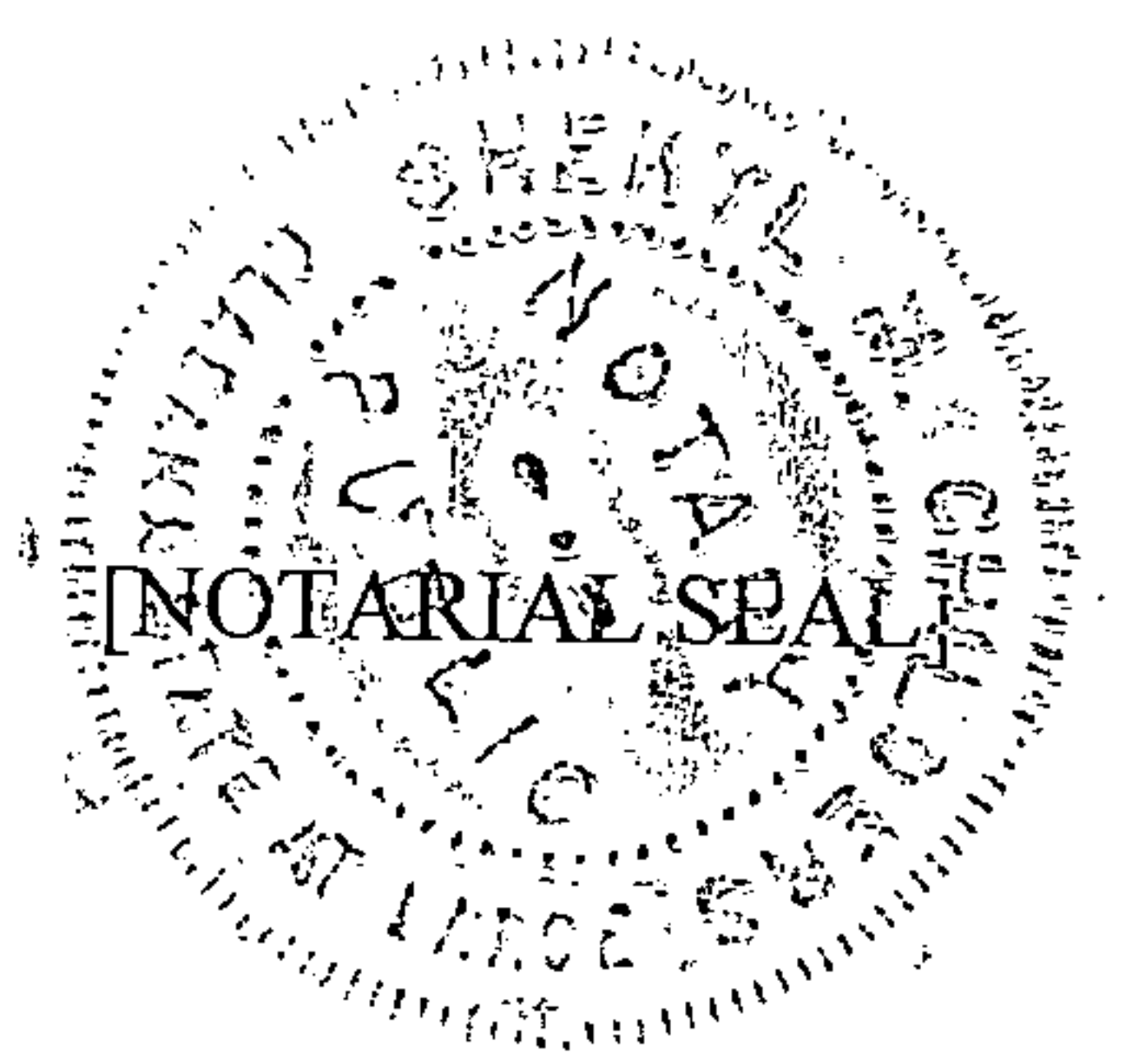
Carolyn Sue Dorris  
CAROLYN SUE DORRIS, individually: Grantor

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CAROLYN SUE DORRIS**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 15th day of March, 2023.



Sheryl M Childers  
Sheryl M. Childers  
Notary Public for the State of Alabama  
My commission expires: March 8, 2026

  
20230627000190460 2/4 \$1297.50  
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**EXHIBIT "A"**

**Legal Description**

**PARCEL 1**



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A parcel of land situated in the East 1/2 of Section 12, Township 22 South, Range 2 West and the West 1/4 of Section 7, Township 22 South, Range 2 West and being more particularly described as follows:

Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 2 West for the POINT OF BEGINNING; thence S 89 deg-51'-40" W and run along the south line of the North 1/2 of the SE 1/4 of said section 1715.44' to the easterly right-of-way of an existing railroad; thence N 36 deg-50'-05" E and run along said right-of-way 2360.57'; thence S 53 deg-09'-55" E and run 1380.53'; thence S 29 deg-56'-06" W and run 267.64' to the centerline of an existing powerline; thence S 40 deg-29'-09" W and run along said centerline 754.63'; thence S 35 deg-45'-07" W and leaving said powerline run 310.08' to the Point of Beginning. Containing 58.5 acres more or less.

**PARCEL 2**

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 12, Township 22 South, Range 2 West and the S 1/2 of the SW 1/4 of Section 6 and the West 1/2 of Section 7, Township 22 South, Range 1 West.

Commence at the SE Corner of the NE 1/4 of the SE 1/4, of Section 12, Township 22 South, Range 2 West and run S 89 deg-51'-40" W along the south line of the North 1/2 of the SE 1/4 of said section 1715.44' to the easterly right-of-way of an existing railroad; thence N 36 deg-50'-05" E and run along said right-of-way 2360.57' to the Point of Beginning; thence continue along last described course 2653.28' to the westerly right-of-way of County Road # 42; thence S 51 deg-39'-58" E and run along said right-of-way 19.42' to the beginning of a curve to the right, said curve having a central angle of 26 deg-07'-47" and a radius of 1869.86'; thence along arc of said curve run 852.75'; thence S 25 deg-32'-11" E and continue along said right-of-way 407.68'; thence S 67 deg-46'-27" W and leaving said right-of-way run 230.80'; thence S 42 deg-37'-01" W and run 297.52'; thence S 24 deg-18'-05" W and run 251.77'; thence S 16 deg-07'-08" W and run 440.54'; thence S 32 deg-09'-12" W and run 337.27'; thence S 29 deg-56'-06" W and run 768.76'; thence N 53 deg-09'-55" W and run 1380.53' to the Point of Beginning. Containing 70.0 acres more or less.

AND ALSO A 30' NON-EXCLUSIVE EASEMENT being described as follows:

Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 2 West and run S 89 deg-51'-40" W along the south line of the N 1/2 of the SE 1/4 of said section 1715.44' to the right-of-way of an existing railroad; thence N 36 deg-50'-05" E and run along said right-of-way 4183.07' to the centerline of a 30' easement lying 15' each side of the following described line; thence N 58 deg-22'-04" W and run along said centerline 341.81' to the easterly right-of-way of State Highway # 25 and the end of said easement.

# Real Estate Sales Validation Form

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

Grantor's Name Carolyn Sue Dorris Grantee's Name The Carolyn Sue Dorris Living Trust  
dated August 26, 2021  
Mailing Address 3910 Highway 42 Mailing Address 3910 Highway 42  
Calera, Alabama 35040 Calera, Alabama 35040  
Property Address 3910 Highway 42 Date of Sale N/A  
Calera, Alabama 35040 Total Purchase Price \$                      
or  
Actual Value \$                      
or  
Assessor's Market Value \$ 1,266,270.00

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 Records  
☐ 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 3/15/2023

Print Carolyn Sue Dorris

☒ Unattested

(verified by)

Sign Carolyn Sue Dorris  
(Grantor/Grantee/Owner Agent) circle one

Form RT-1

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