

This Instrument was Prepared by:

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

File No.: S-23-29302

Send Tax Notice To: Claddagh Gus Group, LLC

316 Thompson St
Columbiana AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000.00)**, 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, **Phillip Stancil Handley and Elizabeth Moody Handley**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Claddagh Gus Group, LLC**, (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

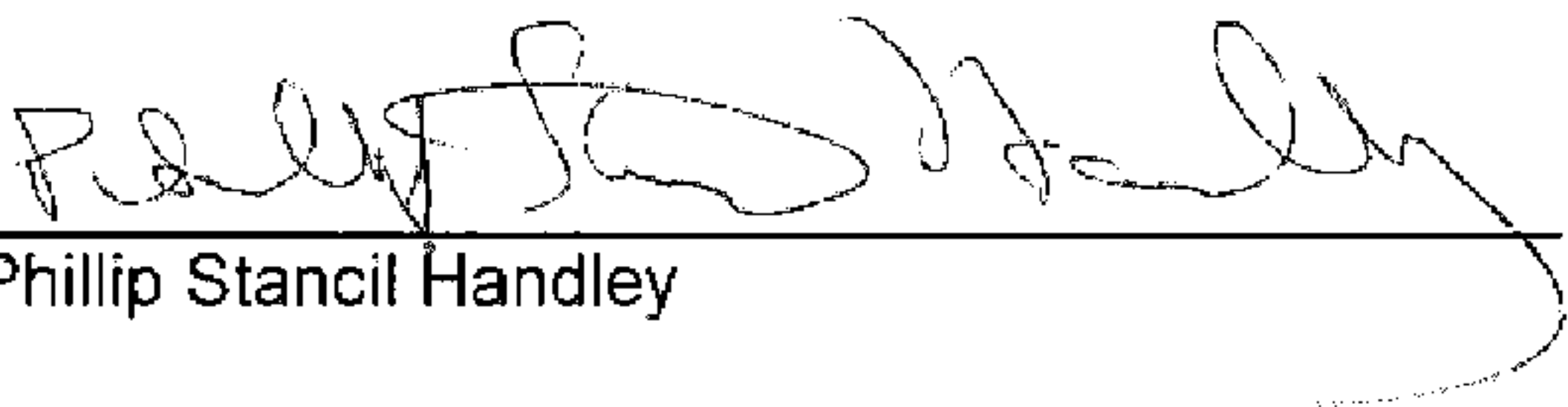
Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

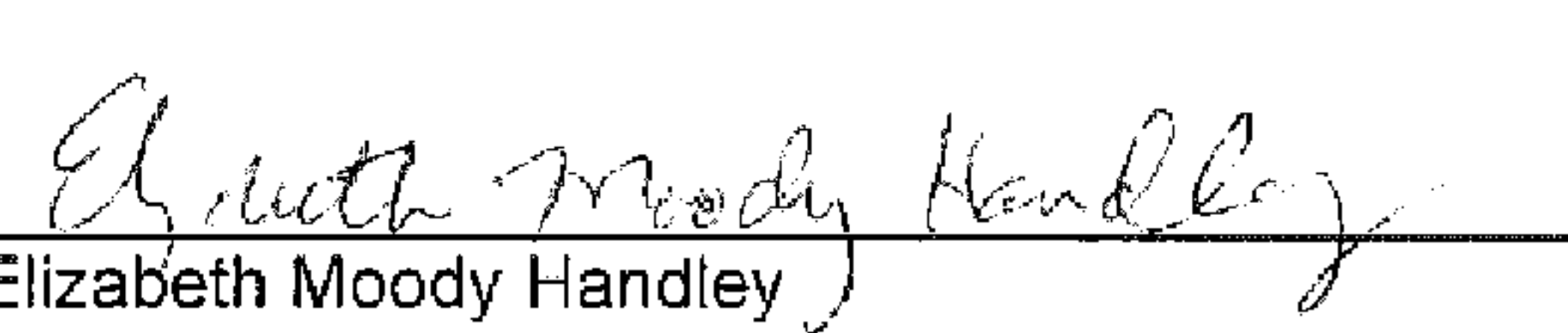
\$225,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 25th day of July, 2023.


Phillip Stancil Handley



Elizabeth Moody Handley

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Phillip Stancil Handley and Elizabeth Moody Handley, 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 25th day of July, 2023


Notary Public, State of Alabama
April Clark
My Commission Expires: September 01, 2024

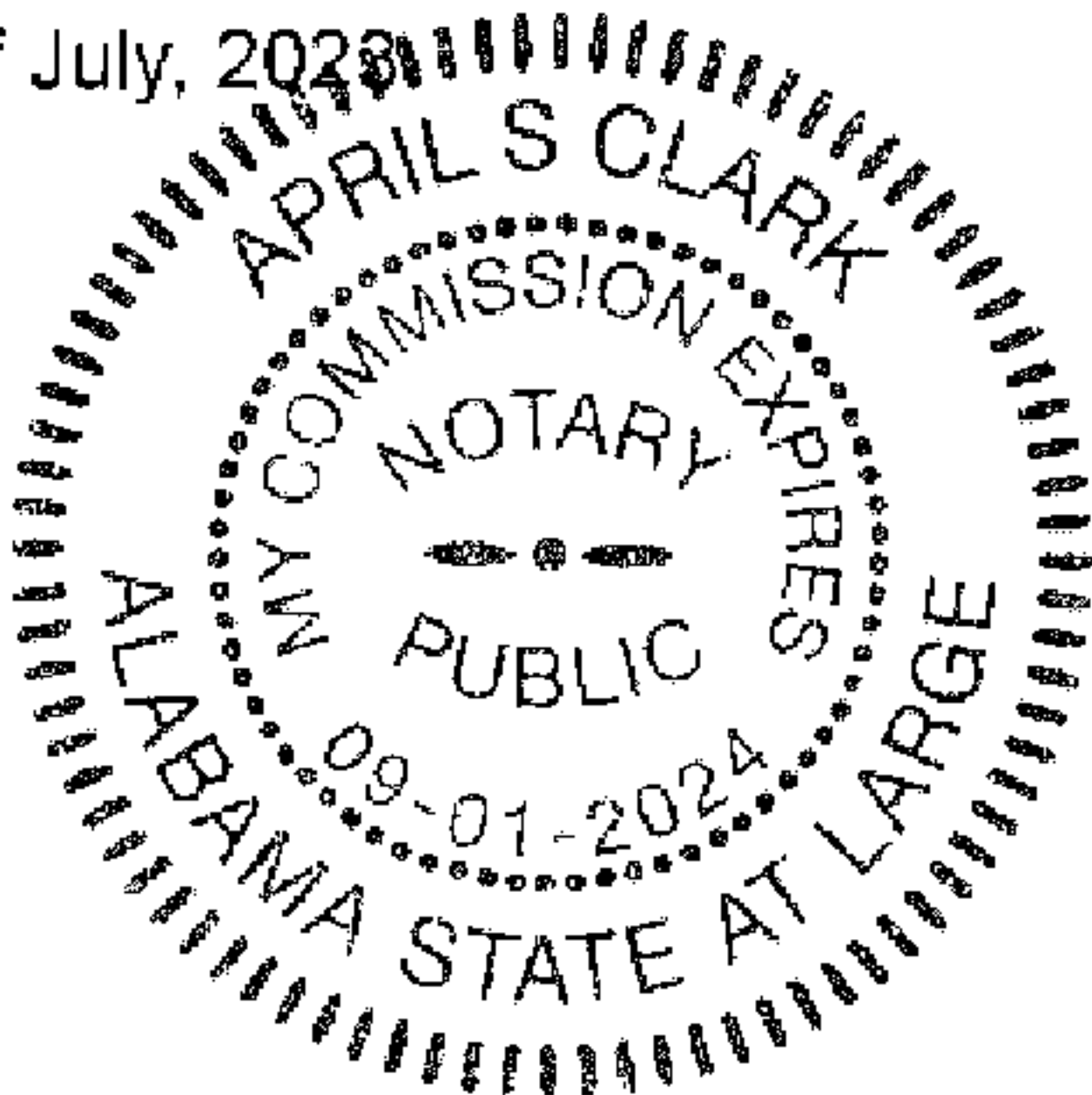


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Southeast Quarter of the Northeast Quarter of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 26; thence North 00 degrees 10 minutes 31 seconds West, along the East line of said section, a distance of 637.14 feet to a point; thence South 71 degrees 21 minutes 09 seconds West, a distance of 141.03 feet to a 1/2" rebar set, with a cap stamped "Wheeler 16165" on the North right of way of Mildred Street at the point of beginning; thence South 71 degrees 21 minutes 09 seconds West, along said right of way, a distance of 74.00 feet to a 1/2" rebar set, with a cap stamped "Wheeler 16165"; thence North 73 degrees 24 minutes 21 seconds West, a distance of 9.84 feet to a point, .098 feet West of the East edge of the Old Post Office Building; thence North 00 degrees 28 minutes 51 seconds West, a distance of 137.05 feet to point; thence North 86 degrees 59 minutes 09 seconds East, a distance of 77.78 feet to a 5/8" rebar, found with an unreadable cap; thence South 01 degree 27 minutes 21 seconds East, a distance of 120.34 feet to the North right of way of Mildred Street and the point of beginning.

According to the survey of Sid Wheeler, dated July 25, 202

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

Grantor's Name	Phillip Stancil Handley Elizabeth Moody Handley	Grantee's Name	Claddagh Gus Group, LLC
Mailing Address	<u>PO Box 828</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>316 Thompson St</u> <u>Columbiana AL</u> <u>35051</u>
Property Address	<u>108 Mildred St.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>July 25, 2023</u>
		Total Purchase Price	<u>\$225,000.00</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> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</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 July 26, 2023

 Unattested

(verified by)

Print Phillip Stancil Handley

Sign 

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/27/2023 03:38:29 PM
\$29.00 BRITTANI
20230727000226080

Form RT-1

Allen S. Reed