

SEND TAX NOTICE TO:

Haley S. Hester
1086 Crest Road
Leeds, AL 35094

This instrument was prepared by

A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama

WARRANTY DEED

STATE OF ALABAMA) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of \$1.00 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, **Wayne Alan Hester, as Trustee of the Hailey Hester Heritage Trust (the Carl S. Hester Revocable Living Trust)** convey unto **Haley S. Hester** (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

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

This is not the homestead of the Grantor.

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14th day of August, 2023.



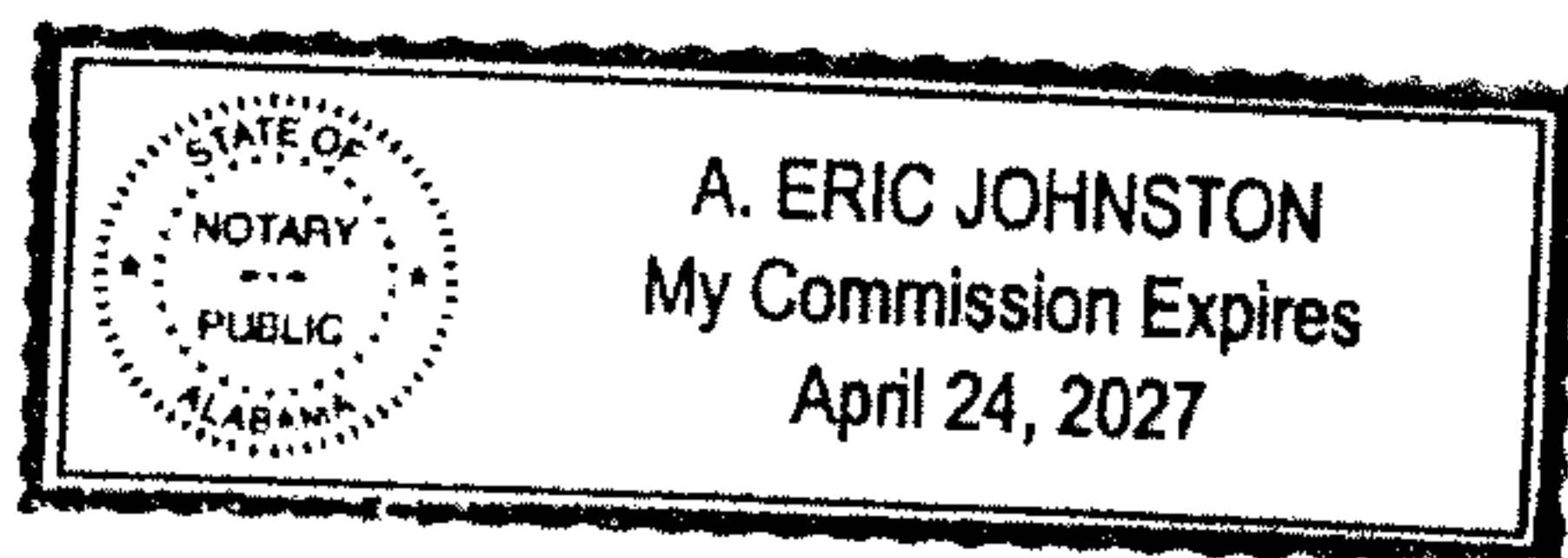
**Wayne Alan Hester,
Trustee**

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Wayne Alan Hester, as Trustee of the Haley Hester Heritage Trust (the Carl S. Hester Revocable Living Trust)**, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this 14th day of August, 2023.




Notary Public
Print Name: A. ERIC JOHNSTON
My Commission Expires: 4.24.27

PARCEL I:

The West 9 acres of the SW 1/4 of the SW 1/4 of Section 1, Township 19 South, Range 1 West, Shelby County, Alabama.
Situating in Shelby County, Alabama.

PARCEL II:

A non-exclusive access easement of an existing dirt or gravel road that runs from Highway 43 in the SW 1/4 of SW 1/4 of Section 1, Township 19 South, Range 1 West, to a point 297.00 feet East of the West line of said 1/4-1/4 at a point 258.41 feet South of the North line of same said quarter-quarter. Said easement covers and encompasses the entire dirt or gravel road from the said Highway 43 to the stated end and is described as follows:
Commence at the NW corner of the SW 1/4 of the SW 1/4 of Section 1, Township 19 South, Range 1 West, Shelby County, Alabama and run Easterly along the North line of said quarter-quarter a distance of 297.0 feet to a point; thence turn an angle of 91 deg. 50' right and run Southerly 258.41 feet to the point of beginning of the easement being described; thence turn an angle of 98 deg. 31' 38" to the left and run Easterly a distance of 66.33 feet to a point; thence turn an angle of 24 deg. 14' 11" to the right and run Southeasterly a distance of 408.87 feet to a point; thence turn an angle of 71 deg. 30' 49" to the right and run Southerly a distance of 103.62 feet to a point; thence turn an angle of 60 deg. 03' 17" to the left and run Southeasterly a distance of 208.24 feet to a point; thence turn an angle of 65 deg. 05' 10" to the right and run Southerly a distance of 187.20 feet to a point; thence turn an angle of 29 deg. 47' 52" to the left and run Southeasterly a distance of 191.63 feet to a point; thence turn an angle of 32 deg. 02' 07" to the right and run Southerly a distance of 122.06 feet to a point; thence turn an angle of 39 deg. 12' 12" to the left and run Southeasterly a distance of 54.61 feet to a point; thence turn an angle of 29 deg. 10' 44" to the left and run Southeasterly a distance of 117.36 feet to a point on the North right of way line of Shelby County Highway Number 43; thence turn an angle of 107 deg. 11' 33" to the right and run Southeasterly along said North right of way line of said Highway a distance of 31.40 feet to a point on same said right of way line; thence turn an angle of 72 deg. 48' 27" to the right and run Northwesterly a distance of 102.24 feet to a point; thence turn an angle of 29 deg. 10' 44" to the right and run Northwesterly a distance of 73.09 feet to a point; thence turn an angle of 39 deg. 12' 12" to the right and run Northerly a distance of 124.13 feet to a point; thence turn an angle of 32 deg. 02' 07" to the left and run Northwesterly a distance of 191.0 feet to a point; thence turn an angle of 29 deg. 47' 52" to the right and run Northerly a distance of 176.04 feet to a point; thence turn an angle of 65 deg. 05' 10" to the left and run Northwesterly a distance of 206.44 feet to a point; thence turn an angle of 60 deg. 03' 17" to the right and run Northerly a distance of 99.37 feet to a point; thence turn an angle of 71 deg. 30' 49" to the left and run Northwesterly a distance of 381.39 feet to a point; thence turn an angle of 24 deg. 14' 11" to the left and run a distance of 63.83 feet to a point; thence turn an angle of 98 deg. 31' 38" to the right and run Northerly a distance of 30.10 feet to the point of beginning, said just described easement being 30.0 feet wide.

EXHIBIT "A"

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

Grantor's Name Wayne Alan Hester Trustee
 Mailing Address 2910 Linden Ave. Ste 102
Birmingham, AL 35209

Grantee's Name Haley s. Hester
 Mailing Address 1086 Crest Road
Leeds, AL 35094

Property Address Highway 43
Chelsea, Al

Date of Sale July 20, 2023

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 123,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/15/2023 03:29:32 PM
 \$154.00 JOANN
 20230815000246460

Purchase price or actual value claimed 123,000.00 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 Accessor

☐ 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 8.14.23

Print [Signature]

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1