

This Instrument was Prepared by: Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-23-29230

Send Tax Notice To: Wendy Adwell
AL

WARRANTY DEED

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

That in consideration of the sum of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, 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, **Colby Pierce and Holli Pierce**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Wendy Adwell**, (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.

\$75,000.00 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 29th day of September, 2023.

Colby Pierce Holli Pierce

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 Colby Pierce and Holli Pierce, 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 29th day of September, 2023.

Notary Public, State of Alabama

My Commission Expires: 9-1-24

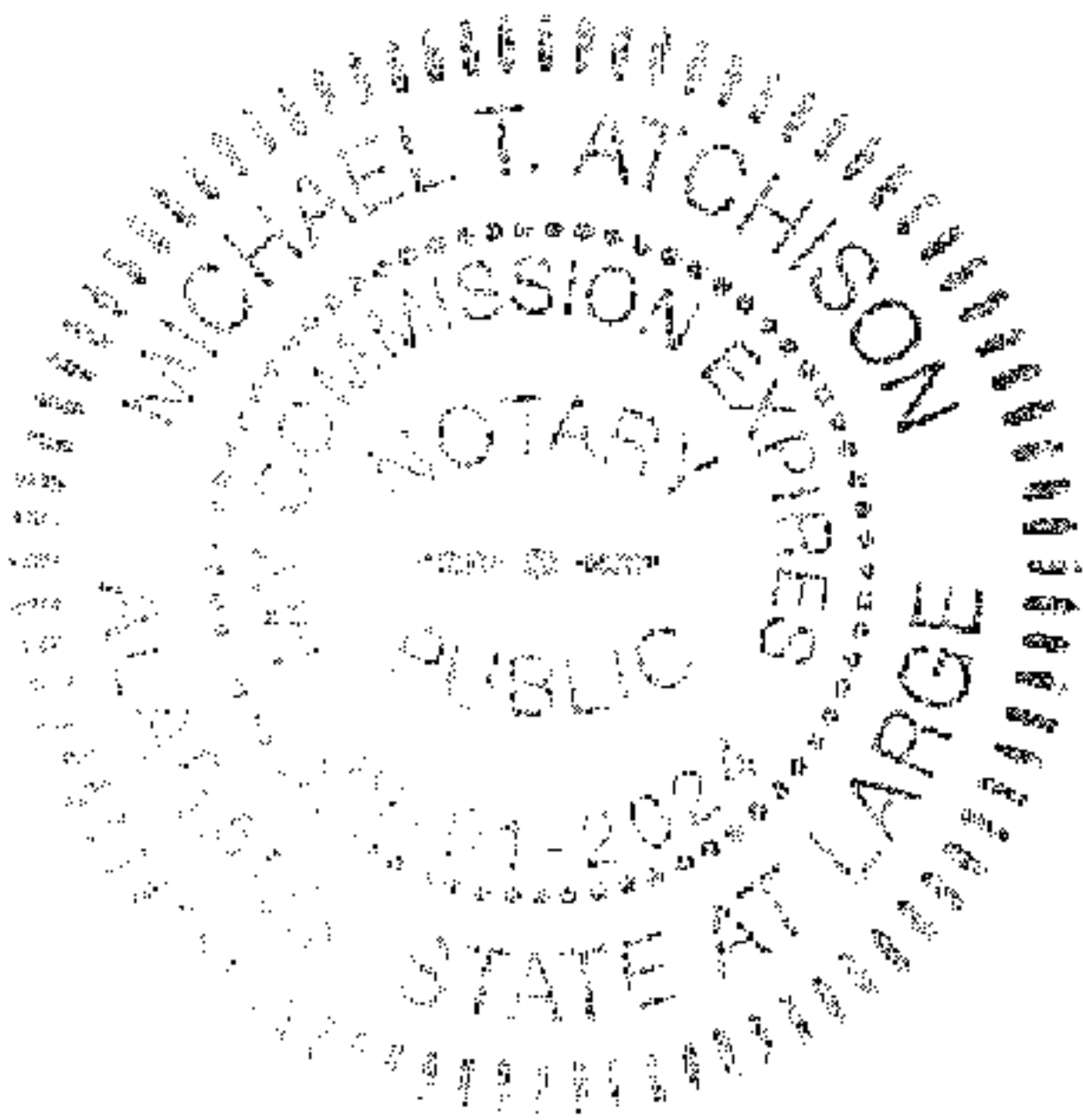


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land more particularly described as follows:

Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 12, Township 24 North, Range 15 East; thence run Easterly along the South line of said 1/4-1/4 Section 1,016.75 feet; thence turn left 90 degrees and run Northerly 417.38 feet; thence turn left 90 degrees 55 minutes 45 seconds and run Westerly, 207.12 feet; thence turn right 93 degrees 30 minutes and run Northeasterly 255.10 feet to the Point of Beginning; thence continue along the last described course 64.90 feet; thence turn right 53 degrees 37 minutes and run Northeasterly 160.3 feet, more or less, to the intersection with the 397 contour line; thence run Southeasterly along said 397 foot contour line 175.0 feet, more or less to a point; thence run Southwesterly 240.0, more or less to the point of beginning. Situated in Shelby County, Alabama.

According to the Survey of Ernest O. Little, Jr. Ala. Reg. No. 6357, dated December 17, 1979

Grantors herein convey to grantee herein an easement for right of way for a road or passageway to and from the above described property over, along and across a strip of land 30 feet in width to connect with Fourth Street as shown in the map of Glasscock's Subdivision, said easement being that same 30 foot width and length as conveyed by Grantors to Gus A. Petit, Jr and wife, Jane C. Petit in a deed by Grantors on April 28, 1959 and that same 30 foot width and length of an easement reserved by Grantors in the same deed of April 28, 1959. Said easement lying over the west 30 feet of those parcels designated as 19, and 20 for Real Estate tax purposes in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/02/2023 10:44:58 AM
 \$203.00 JOANN
 20231002000293260

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	Colby Pierce Holli Pierce	Grantee's Name	Wendy Adwell
Mailing Address	<u>361 Wild Rose Ln</u> <u>Shelby, AL 35143</u>	Mailing Address	<u>149 Port Dr</u> <u>Shelby AL 35143</u>
Property Address	<u>149 Port Dr.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>September 29, 2023</u>
		Total Purchase Price	<u>\$250,000.00</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 September 26, 2023

Print Colby Pierce

 Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one