


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051


20231003000295290 1/3 \$187.00
Shelby Cnty Judge of Probate, AL
10/03/2023 10:47:09 AM FILED/CERT

Send Tax Notice to:
Clowdus Family Trust for the
Benefit of Gale Richardson and family
16022 Carmel Bay Dr
North port, AL 35475

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTY SIX THOUSAND SIX HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$156,650.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Gale Richardson as Trustee of the Clowdus Family Trust for the Benefit of Gale Richardson and Family* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Gale Richardson as Trustee of the Clowdus Family Trust for the Benefit of Gale Richardson and Family* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

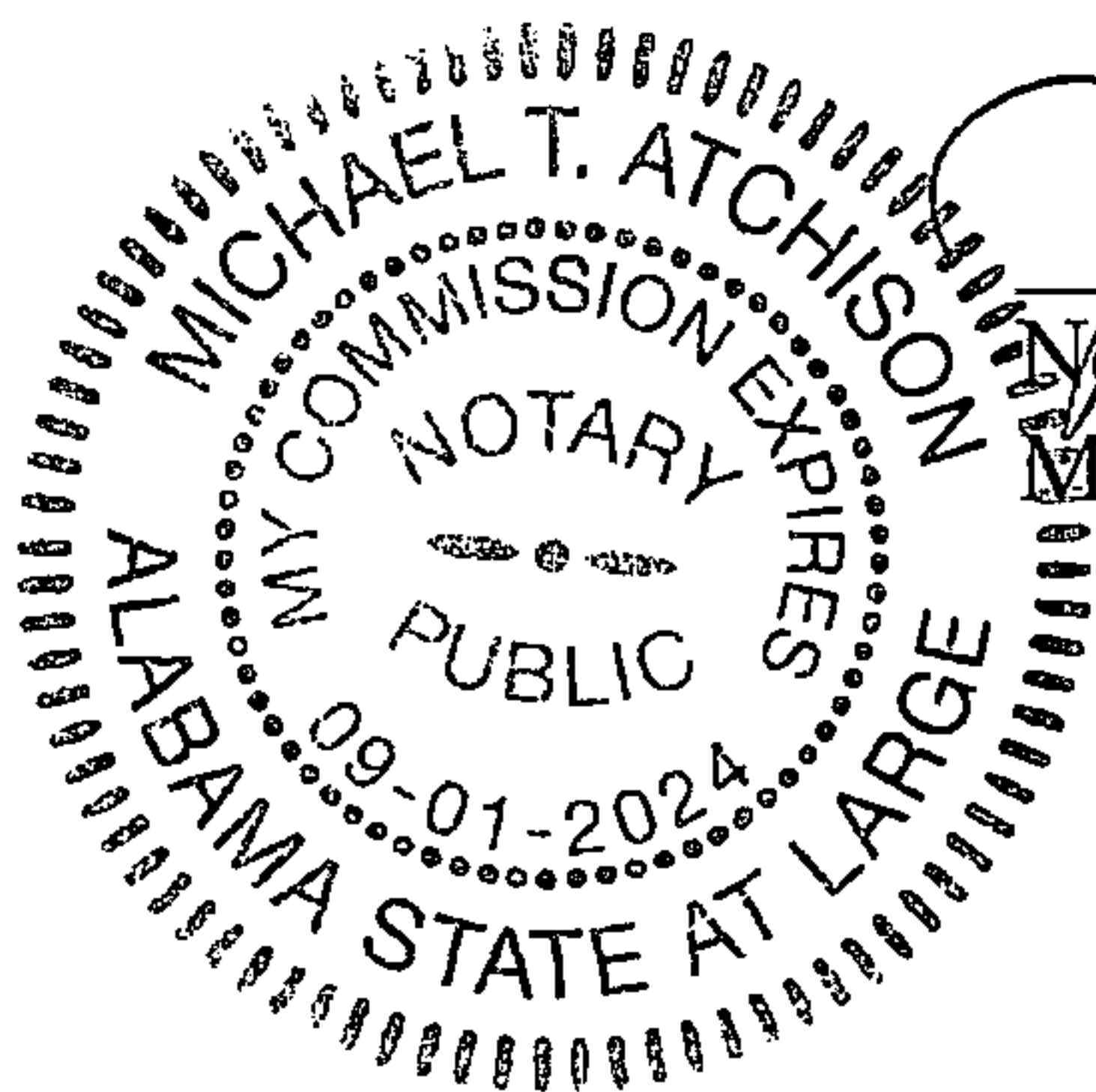
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of October 2023.

Gale Richardson as Trustee
Gale Richardson as Trustee of the
Clowdus Family Trust for the Benefit of
Gale Richardson and Family

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Gale Richardson as Trustee of the Clowdus Family Trust for the Benefit of Gale Richardson and Family*, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October 2023.



[Signature]
Notary Public
My Commission Expires 9-1-24

Shelby County, AL 10/03/2023
State of Alabama
Deed Tax: \$157.00

Exhibit "A" – Legal Description



20231003000295290 2/3 \$187.00
Shelby Cnty Judge of Probate, AL
10/03/2023 10:47:09 AM FILED/CERT

Parcel 1

Commence at the SE Corner of Section 34, Township 19 South, Range 1 East, Shelby County, Alabama; thence S89°54'39"W a distance of 1407.72'; thence N00°38'45"W a distance of 921.06'; thence N02°57'33"W a distance of 384.28'; thence N02°32'09"E a distance of 201.58'; thence N03°56'09"E a distance of 224.12'; thence N00°07'09"W a distance of 124.00' to the POINT OF BEGINNING; thence continue N00°07'09"W a distance of 193.00'; thence N05°08'02"E a distance of 343.71'; thence N89°47'32"W a distance of 857.96' to the Southerly R.O.W. line of Rock School Road, (aka Shelby County Highway 450), to a curve to the left, having a radius of 1949.65', subtended by a chord bearing N69°00'27"E, and a chord distance of 182.53'; thence along the arc of said curve and along said R.O.W. line for a distance of 182.60'; thence N66°19'28"E and along said R.O.W. line a distance of 633.80', to a curve to the right, having a radius of 1105.92', subtended by a chord bearing N85°34'28"E, and a chord distance of 729.22'; thence along the arc of said curve and along said R.O.W. line for a distance of 743.12'; thence N14°49'28"E and along said R.O.W. line a distance of 22.49'; thence S73°48'09"E and along said R.O.W. line a distance of 439.80'; thence S76°41'42"E and along said R.O.W. line a distance of 171.67'; thence S84°31'05"E and along said R.O.W. line a distance of 89.61'; thence S00°31'38"E and leaving said R.O.W. line a distance of 360.74'; thence N80°56'25"E a distance of 30.01'; thence S01°14'26"E a distance of 1015.20'; thence S89°54'39"W a distance of 693.62'; thence N00°38'45"W a distance of 607.55'; thence S89°54'39"W a distance of 689.14' to the POINT OF BEGINNING.

Said Parcel containing 40.33 acres, more or less.



20231003000295290 3/3 \$187.00
Shelby Cnty Judge of Probate, AL
10/03/2023 10:47:09 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name

Gale Richardson

Grantee's Name

Gale Richardson

Mailing Address

16022 Carmel Bay Dr
Northport AL 35475

Mailing Address

16022 Carmel Bay Dr
Northport AL 35475

Property Address

Average 34-19-1E

Date of Sale

30th 2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 156,650.00 (1/3)

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other

Split Property in Separate
parcels

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

30th 2023

Print

Gale Richardson

Sign

x Gale Richardson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1