

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

Send Tax Notice to:
Patrick Wade



20231009000299900 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
10/09/2023 09:20:53 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY EIGHT THOUSAND FIVE HUNDRED SIXTY DOLLARS AND ZERO CENTS (\$28,560.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kay Lenn, a married woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Patrick Wade (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

No part of the homestead of the grantor or spouse
The Grantor states she is the only surviving heir of grantee Samuel Kenneth Whitten in Instrument # 20080114000017850. Samuel Kenneth Whitten died intestate, having died _____.

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 14th day of April, 2023.

Kay Lenn

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kay Lenn**, whose names are 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, they executed the same voluntarily on the day the same bears date.

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



Notary Public
My Commission Expires 6-29-2026

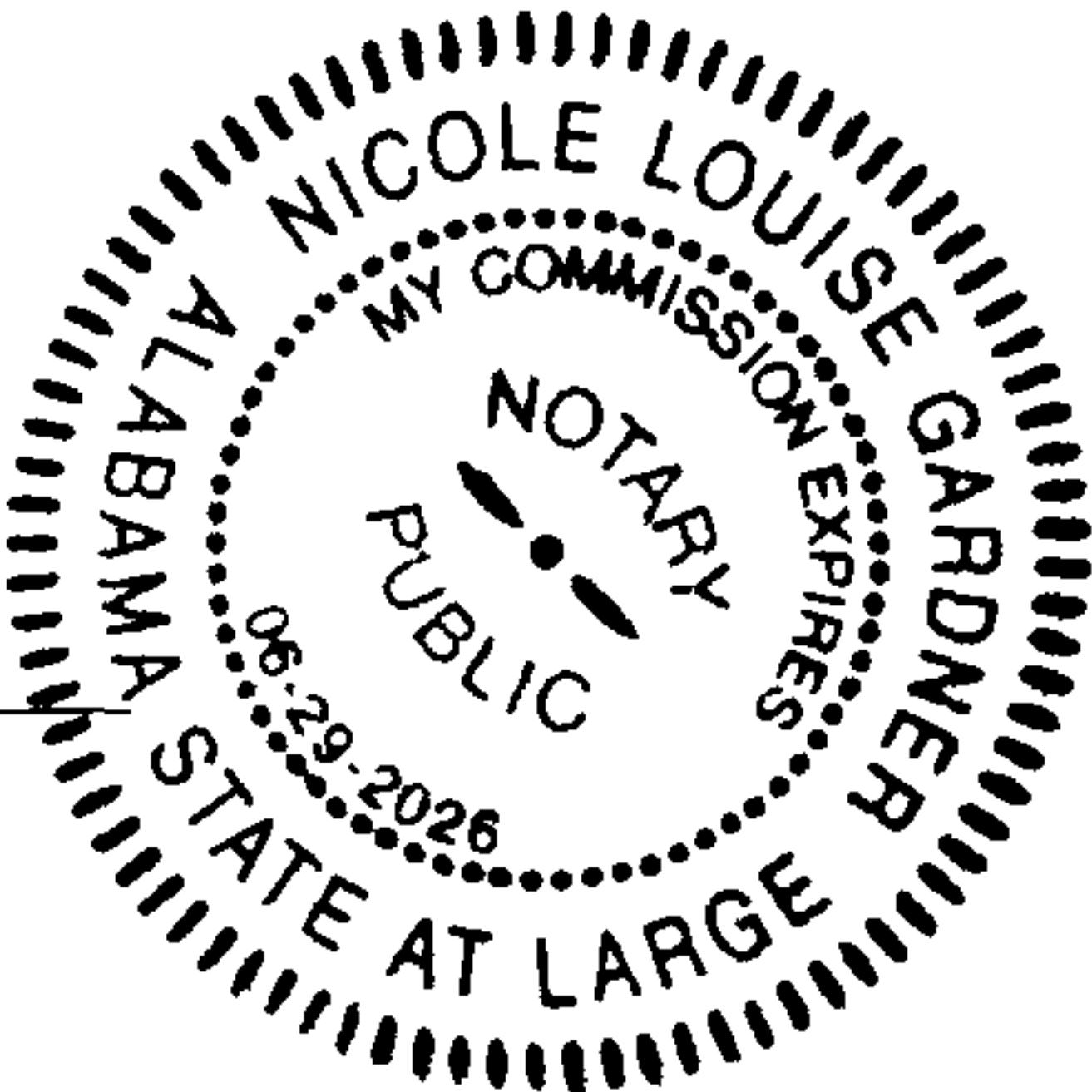


Exhibit "A" – Legal Description

20231009000299900 2/3 \$57.00
Shelby Cnty Judge of Probate, AL
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A tract of land located in the NE 1/4 of the SE 1/4 of Section 35, Township 18 South, Range 2 East: Commence at the point of intersection of the East right of way line of U.S. Highway 231 and the South line of the NE 1/4 of the SE 1/4 of Section 35, Township 18, Range 2 East; thence run in a Northwesterly direction along said East line of said highway right of way a distance of 330 feet, more or less, to the point of intersection of said East right of way line with the Northwest line of an unnamed dirt road; thence run in a Northeasterly direction along the Northwest line of said unnamed dirt road a distance of 570 feet to the point of beginning of the property herein conveyed; thence continue along the North line of said unnamed dirt road a distance of 285 feet to a point; thence run in a Northwesterly direction, parallel to the East right of way line of said U.S. Highway 231, a distance of 315 feet to a point; thence run in a Southwesterly direction, parallel to the North line of said unnamed dirt road a distance of 285 feet to a point; thence run in a Southeasterly direction, parallel to the East line of said U.S. Highway 231 a distance of 315 feet to the point of beginning.

Commence at the Southeast corner of the West half of the Northeast Quarter of Section 15, Township 19 South, Range 2 East; thence run North 37 degrees 54 minutes 46 seconds West a distance of 1098.82 feet to the point of beginning; thence run North 19 degrees 35 minutes West a distance of 220.88 feet; thence run North 65 degrees 44 minutes East a distance of 197.86 feet; thence run South 24 degrees 16 minutes East a distance of 197.86 feet; thence South 65 degrees 44 minutes West a distance of 215.89 feet to the point of beginning. Situated in the West half of the Northeast Quarter of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.

TRACT NO. 8:

Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 11, Township 19 South, Range 2 East; thence North 0 degrees 04 minutes 10 seconds West 1157.55 feet; thence run South 62 degrees 29 minutes 02 seconds East 455.45 feet to the point of beginning; thence run North 27 degrees 45 minutes 51 seconds East 426.91 feet; thence run North 89 degrees 16 minutes 07 seconds East 312.57 feet; thence run South 27 degrees 45 minutes 51 seconds West 585.15 feet to the P.C. of a curve to the right having a central angle of 2 degrees 14 minutes 49 seconds and a radius of 3544.59 feet; thence run along the arc of said curve 139.01 feet; thence run North 59 degrees 27 minutes 58 seconds West 76.08 feet to the P.C. of a curve to the left having a central angle of 2 degrees 46 minutes 09 seconds and a radius of 1237.09 feet; thence run along the arc of said curve 59.79 feet to the point of beginning.

Commence at the Southeast corner of the West Half of the Northeast Quarter of Section 15, Township 19 South, Range 2 East; thence run North along the East line thereof for 843.59 feet to a point; thence 0 degrees 30 minutes 43 seconds left run Northerly for 553.10 feet; thence 106 degrees 22 minutes 26 seconds left run Southwesterly 195.86 feet; thence 97 degrees 16 minutes 40 seconds left run Southerly 206.77 feet; thence 97 degrees 45 minutes 00 seconds right run Westerly 261.35 feet; thence 80 degrees 25 minutes 46 seconds right run Northerly 163.15 feet; thence 79 degrees 39 minutes 34 seconds left run Westerly 96.52 feet; thence 98 degrees 30 minutes 50 seconds left run Southerly 197.86 feet to the point of beginning of the property herein conveyed; thence continue along said course 15.61 feet; thence 90 degrees 42 minutes 43 seconds right run Southwesterly 221.79 feet; thence run in a Northeasterly direction along the South line of the property described in Instrument #2001-39004, a distance of 215.89 feet, more or less, to the point of beginning.

Real Estate Sales Validation Form

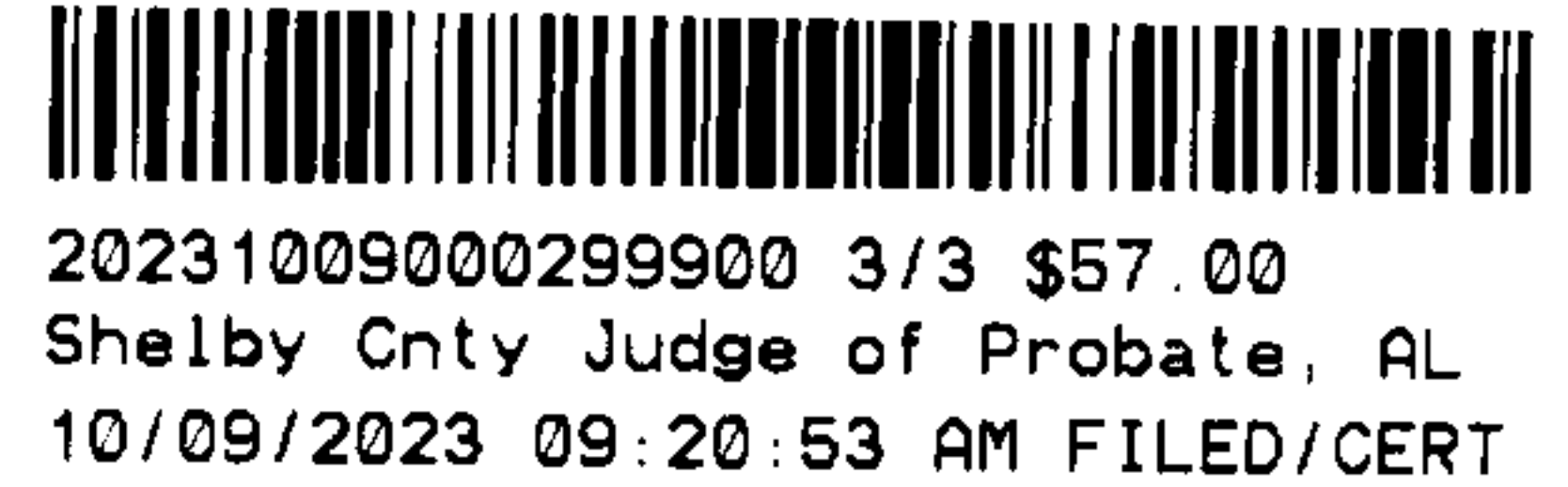
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kay Lenn
Mailing Address 2137 Hwy 280
Harpersville, AL 35078

Grantee's Name Patrick Wade
Mailing Address 278 Creek Artery Club Rd
Vincent, AL 35178

Property Address No address

Date of Sale 4-14-23
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 28,500.00



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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Value

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 4-14-23

Print Kay Lenn

Unattested

Sign Kay Lenn

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1