

SEND TAX NOTICE TO:
Kathleen W. Varnadore
9119 Hwy 11
Chelsea, AL 35043

This instrument was prepared by:
Frank Steele Jones
Regency Closing & Title, LLC
500 Southland Drive
Suite 230
Birmingham, Alabama 35226

WARRANTY DEED

State of Alabama)
) KNOW ALL MEN BY THESE PRESENTS:
Shelby County)

That in consideration of **Three Hundred Twenty Five Thousand Dollars and No Cents (\$325,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Terry W. Stough, as Trustee of the Terry W. Stough Living Trust III and Bobbye L. Hudspeth, an unmarried woman**, (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **Kathleen W. Varnadore** (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A tract of land situated in the NE ¼ of NW ¼ of Section 1, Township 20 South, Range 2 West, more particularly described as commencing at the NE Corner of the NE ¼ of NW ¼ of Section 1, Township 20 South, Range 2 West; thence South along the East boundary of said ¼-¼ Section 356 feet to the North boundary of the Right of Way of Shelby County Highway #11; thence Southwesterly along the North boundary of said Right of Way 659 feet to the point of beginning of the lot herein described, and which said point constitutes the SW corner of The H.E. Huppert Lot; thence North along the West boundary of H.E. Huppert Lot 520 feet to a point; thence Southwesterly and parallel with the North boundary of said Highway right of way 264 feet; thence South and parallel with the East boundary of the lot herein described 520 feet to the North boundary of said Highway right of way; thence Northeasterly along the North boundary of said Highway right of way 264 feet to the point of beginning.

Subject to ad valorem taxes for the year 2023, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

This property does not constitute the homestead of the seller.

TO HAVE AND TO HOLD to the said grantee, as fee simple owner, his heirs, successors and/or assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs, successors and/or assigns forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs, successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 9th day of October, **2023**.

Terry W. Stough As Trustee of the Terry W. Stough Living Trust III (Seal)
Terry W. Stough
As Trustee of the Terry W. Stough Living Trust III
Bobbie L. Hudspeth (Seal)
Bobbie L. Hudspeth

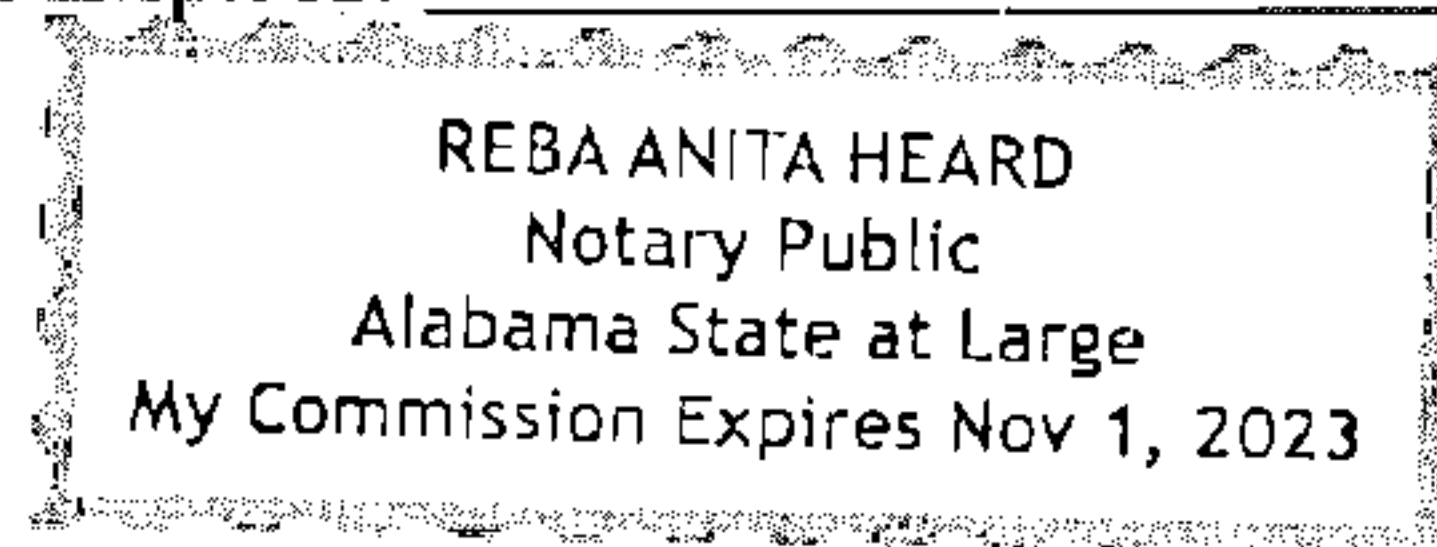
State of Alabama)
) General Acknowledgment
Shelby County)

I, Reba A. Heard, a Notary Public in and for said County, in said State, hereby certify that **Terry W. Stough, As Trustee of the Terry W. Stough Living Trust III and Bobbye L. Hudspeth, an unmarried woman**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily as their own act on the day the same bears date.

Given under my hand and official seal this 9th day of October, **2023**.

(Seal or stamp)

Reba A. Heard
Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Terry W. Stough, as Trustee of Grantee's Name Kathleen W. Varnadore
 Mailing Address The Terry W. Stough Living Trust III Mailing Address 9119 Hwy 11
and Bobaye Hurdspeth Chelsea, AL 35043
246 Lindsay Circle, Anniston AL 36201

Property Address 9119 Hwy 11 Date of Sale 10/9/23
Chelsea, AL 35043 Total Purchase Price \$ 325,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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

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 10/9/23Print Reba A. Heard☐ Unattested

Sign

Reba A. Heard

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/09/2023 01:10:54 PM
 \$353.00 JOANN
 20231009000300310

Form RT-1

Alli S. Beryl