



20231010000301140 1/4 \$66.50
Shelby Cnty Judge of Probate, AL
10/10/2023 01:43:59 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

This instrument prepared by
BUTTRAM, HAWKINS & HOPPER, LLC
Attorneys and Counselors at Law
Centre, Alabama 35960

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars and other good and valuable consideration, to the undersigned grantor CHARLES P. WARD, a married man, in hand paid by EMILY WARD, do hereby grant, bargain, sell, and convey unto the said EMILY WARD my one-third (1/3) interest in the following described real estate, to-wit:

Tract One:

Commence at the Southeast corner of Section 3, Township 24, North, Range 12 East; thence run North along the East line of Section 3 a distance of 2685.08 feet; thence turn an angle of 62 degrees 14 minutes to the left and run a distance of 464.18 feet; thence turn an angle of 14 degrees 56 minutes to the left and run a distance of 621.70 feet to a point on the North right of way line of Highway No. 25; thence turn an angle of 5 degrees 42 minutes to the left and run along the North line of said highway a distance of 292.0 feet; thence turn an angle of 83 degrees 02 minutes to the right and run a distance of 477.60 feet to the point of beginning; thence continue in the same direction a distance of 486.20 feet to a point on the South line of the old Montevallo-Calera road; thence turn an angle of 120 degrees 10 minutes to the right and run along the South line of said road a distance of 335.45 feet; thence turn an angle of 59 degrees 50 minutes to the right and run a distance of 353.55 feet; thence turn an angle of 96 degrees 58 minutes to the right and run a distance of 292.0 feet to the point of beginning, situated in the Southeast Quarter of the Northeast Quarter of Section 3, Township 24 North, Range 12 East.

Situated in Shelby County, Alabama.

Shelby County, AL 10/10/2023
State of Alabama
Deed Tax: \$35.50



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Tract Two:

Commence at the Southeast corner of Section 3, Township 24 North, Range 12 East; thence run North along the East line of Section 3 a distance of 2685.08 feet; thence turn an angle of 62 degrees 14 minutes to the left and run a distance of 464.18 feet; thence turn an angle of 14 degrees 56 minutes to the left and run a distance of 621.70 feet to a point on the North right of way line of Highway No. 25; thence turn an angle of 5 degrees 42 minutes to the left and run along the North line of said highway a distance of 292.0 feet; thence turn an angle of 83 degrees 02 minutes to the right and run a distance of 477.60 feet to the point of beginning; thence turn an angle of 96 degrees 58 minutes to the right and run a distance of 292.0 feet; thence turn an angle of 83 degrees 02 minutes to the right and run a distance of 90.0 feet; thence turn an angle of 96 degrees 58 minutes to the right and run a distance of 292.0 feet; thence turn an angle of 83 degrees 02 minutes to the right and run a distance of 90.0 feet to the point of beginning, situated in the Southeast Quarter of the Northeast Quarter, Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

Situated in Shelby County, Alabama.

No part of the above-described property constitutes the homesteads of the grantor herein nor of his spouse.

To have and to hold to the said EMILY WARD and her heirs and assigns, forever. And I, CHARLES P. WARD, a married man, do covenant with the said EMILY WARD, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that I, have a good and lawful right to sell and convey the same; that they are free from all encumbrances, and that I shall warrant and defend the same to the said EMILY WARD, her heirs, executors, and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, CHARLES P. WARD, have hereunto set my hand and seal this 21 day of Sept, 2023.



CHARLES P. WARD (L.S.)



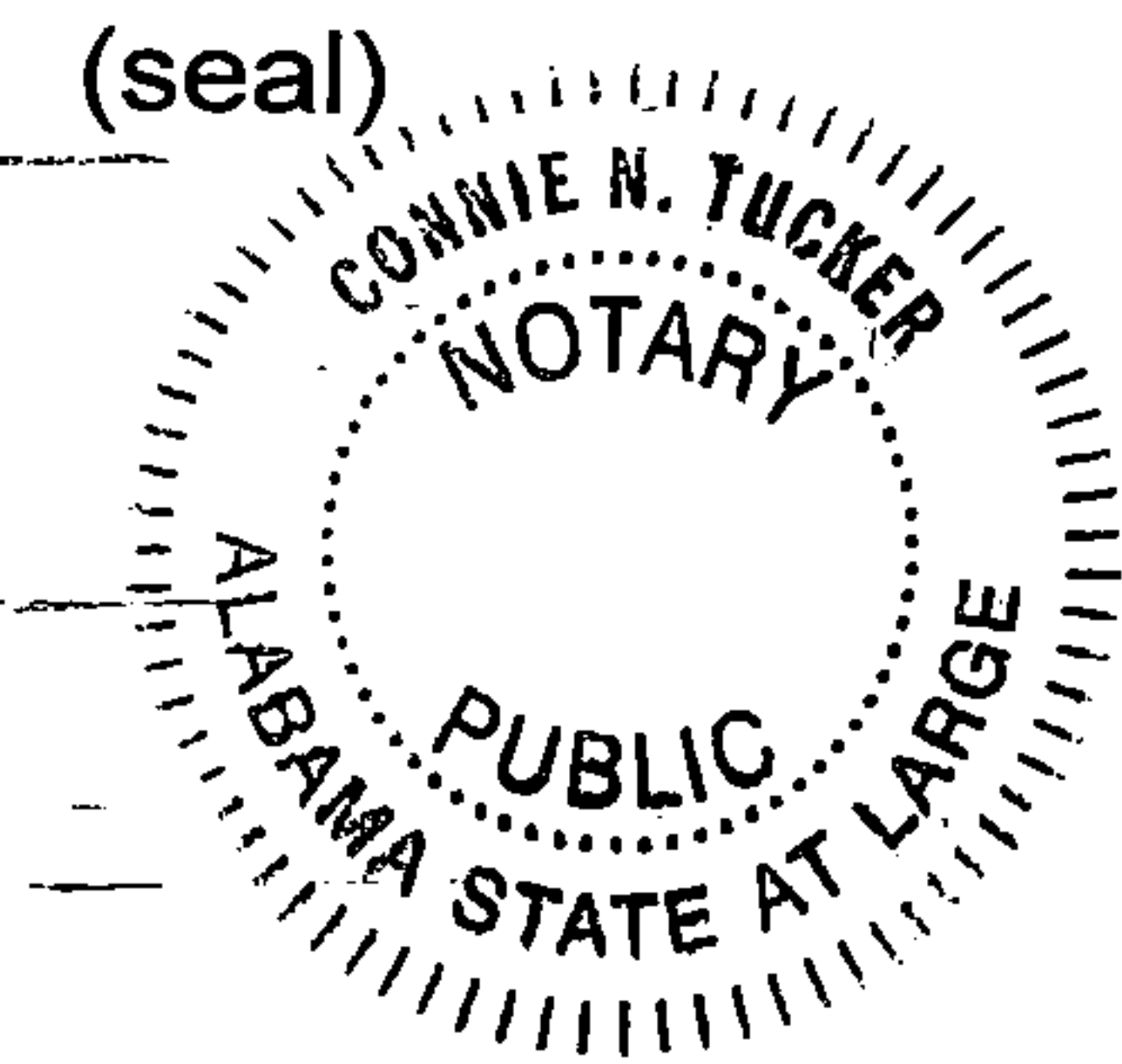
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STATE OF ALABAMA
CHEROKEE COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles P. Ward, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21st day of September, 2023.

(seal)



Connie N Tucker
NOTARY PUBLIC
My Commission Expires: 1-13-2025

The preparer of this deed makes no warranty as to correctness of description or ownership of the premises. No title examination has been performed and there are no representations made that any subdivision, restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document. There are no representations as to the merchantability of the title, ownership or mineral and mining rights or any other matters affecting title to the premises. No certification is given as to the quantity of land or acreage.

Mail Tax Notice to: Emily Ward, 1099 W. Main St., Centre, AL 35960.



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REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name Charles P. Ward
 Mailing Address 1099 West Main St.
 Centre, AL 35960
 Property Address SE cor, Sec. 3, TS24
 N, R12East
 NO ADDRESS

Grantee's Name Emily Ward
 Mailing Address 1099 West Main St.
 Centre, AL 35960
 Date of Sale _____
 Total Purchase Price \$ 0
 or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ 105,730.

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 _____ Appraisal _____ Sales Contract
 Other (1/3) = 35,243 Transfer Tax == Closing Statement
 \$35.50

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. 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 9/21/23

 (Unattested)

Print Charles P. Ward
 Sign

 (Grantor/Grantee/Owner/Agent) circle one

(verified by)