

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Aprises M. Phillips
285 Chelsea Park Road
Chelsea, AL 35043

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED FIFTY THREE THOUSAND AND 00/100 (\$353,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Ruth Pickle Butler, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Aprises M. Phillips** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Ruth Pickle Butler is one and the same person as Ruth Pickle

As to Life Estate conveyed by deed executed March 20, 1943, filed for record November 11, 1944 in Volume 120, Page 312, Thomas Jefferson Adair died on November 28, 1958 and Minnie Lee Williams Adair died on May 22, 1957, with Lew Emma Pickle being one and the same as Lou Emma Pickle, having died on January 13, 1980, conveying.

Property Address: **Acreage on 261 Pickle Drive, Chelsea, AL 35043**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

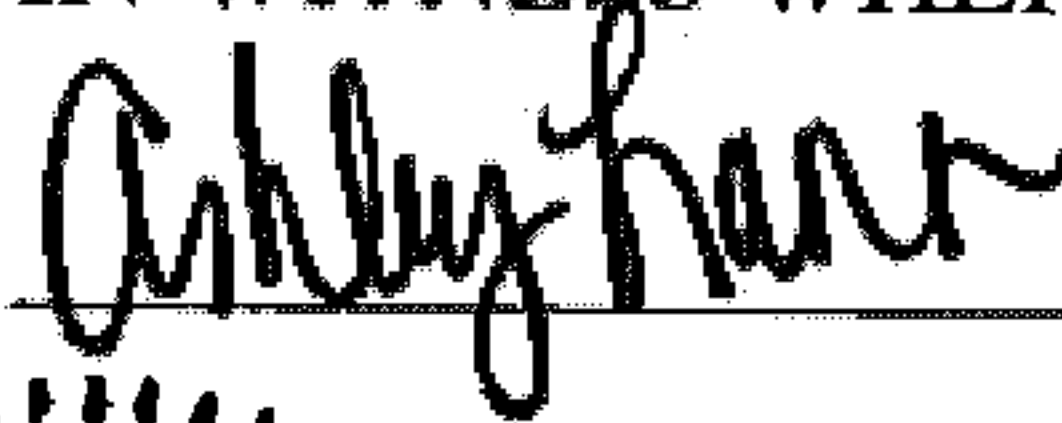
IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this 18 day of October, 2023.

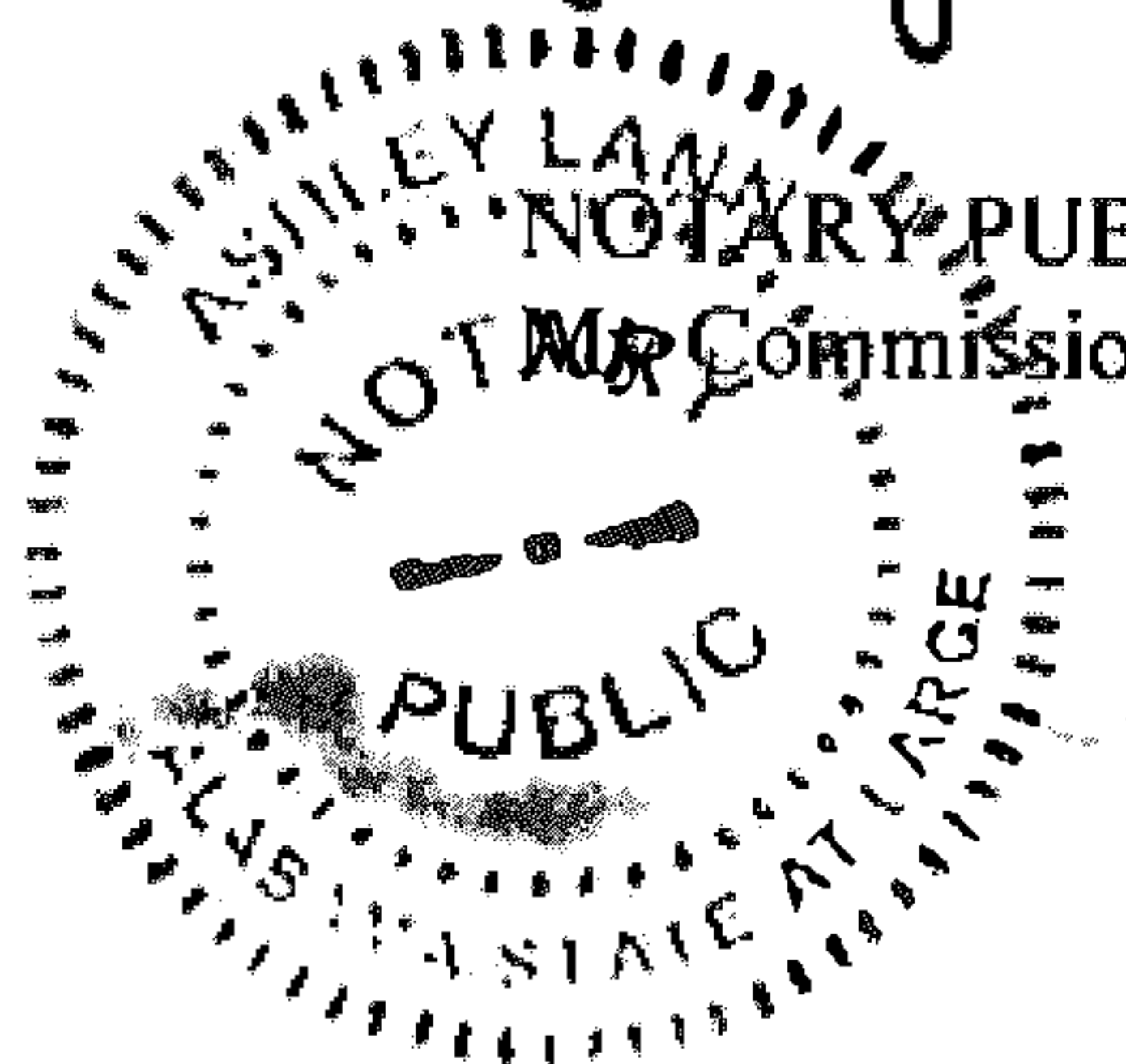

Ruth Pickle Butler

STATE OF Alabama
COUNTY OF Lamar

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ruth Pickle Butler** 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of October, 2023.





Commission Expires: 11/21/23

Exhibit A

Legal Description

Parcel ONE:

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 89 degrees 13 minutes 26 seconds West a distance of 670.36 feet; thence South 89 degrees 19 minutes 20 seconds West a distance of 268.13 feet; thence South 03 degrees 55 minutes 56 seconds East a distance of 221.13 feet; thence South 03 degrees 45 minutes 46 seconds East a distance of 238.69; thence North 63 degrees 24 minutes 40 seconds East a distance of 209.34 feet; thence North 63 degrees 30 minutes 56 seconds East a distance of 804.96 feet to the POINT OF BEGINNING.

Parcel TWO:

Begin at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 6, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 01 degree 04 minute 39 seconds West a distance of 1337.20 feet; thence North 01 degrees 17 minutes 41 seconds East a distance of 1397.37 feet; thence South 83 degrees 42 minutes 21 seconds West a distance of 681.57 feet; thence South 00 degrees 00 minutes 04 seconds East a distance of 2385.76 feet; thence South 00 degrees 08 minutes 54 seconds a distance of 264.41 feet; thence South 89 degrees 13 minutes 26 seconds East a distance of 670.36 feet 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 Ruth Pickle Butler
 Mailing Address 358 7th Street Northeast
Vernon, AL 35592

Grantee's Name Aprises M. Phillips
 Mailing Address 285 Chelsea Park Road
Chelsea, AL 35043

Property Address Acreage on 261 Pickle Drive
Chelsea, AL 35043

Date of Sale October 19, 2023
 Total Purchase Price \$353,000.00

Or

Actual Value \$ _____

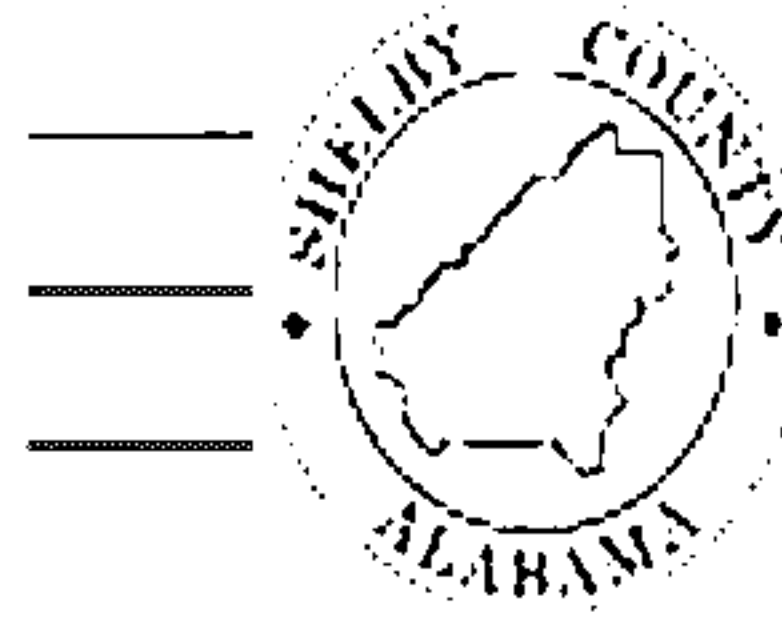
Or

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/20/2023 03:27:11 PM
 \$384.00 JOANN
 20231020000311030

Allen S. Byrd

If the conveyance document presented for recordation contains all of the required information ~~required 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 10-19-2023

Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

Jeff W. Parmer

(Grantor/Grantee/ Owner/ Agent) circle one