



20231208000354890 1/10 \$201.00
Shelby Cnty Judge of Probate, AL
12/08/2023 02:57:20 PM FILED/CERT

LEGAL DESCRIPTION SUPPLIED BY PARTIES. NO VERIFICATION OF TITLE OR COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS HAS BEEN MADE BY PREPARER OF DEED.

Send Tax Notice To:

Mr. William Allen Venable, Jr.

701 Mostellers Drive
Shelby, AL 35143

This instrument was prepared by:
Ellis, Head, Owens, Justice,
Arnold, & Graham
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **William Allen Venable, Jr., Loretta Venable, Rita Venable, and Sherron Gill**, the only heirs at law of William A. Venable, Sr., deceased (herein referred to as Grantors), do grant, bargain, sell and convey unto **William Allen Venable, Jr.** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

**SEE ATTACHED EXHIBITS "A", "B", AND "C"
FOR LEGAL DESCRIPTION AND PLAT INFORMATION**

Subject to 2023 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building setback lines, and rights-of-way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.

William A. Venable, Sr. died on December 3, 2022.

William Allen Venable, Jr., Loretta Venable, Rita Venable, and Sherron Gill are the only heirs at law of William Venable, Sr.

Mary T. Coe, widow of William A. Venable, Sr. disclaims any interest of said property pursuant to a prenuptial "Agreement" signed and dated on August 14, 2008, and acknowledged in documents attached hereto in Exhibit "D" and Exhibit "E". Said copy of the prenuptial "Agreement" is located at the law firm of Ellis, Head, Owens, Justice & Arnold, in Columbiana, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, and 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,

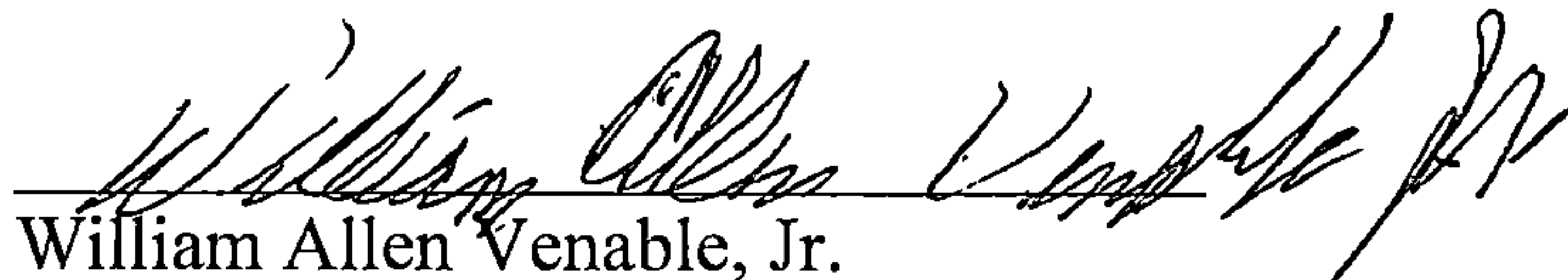
Shelby County, AL 12/08/2023
State of Alabama
Deed Tax: \$150.00

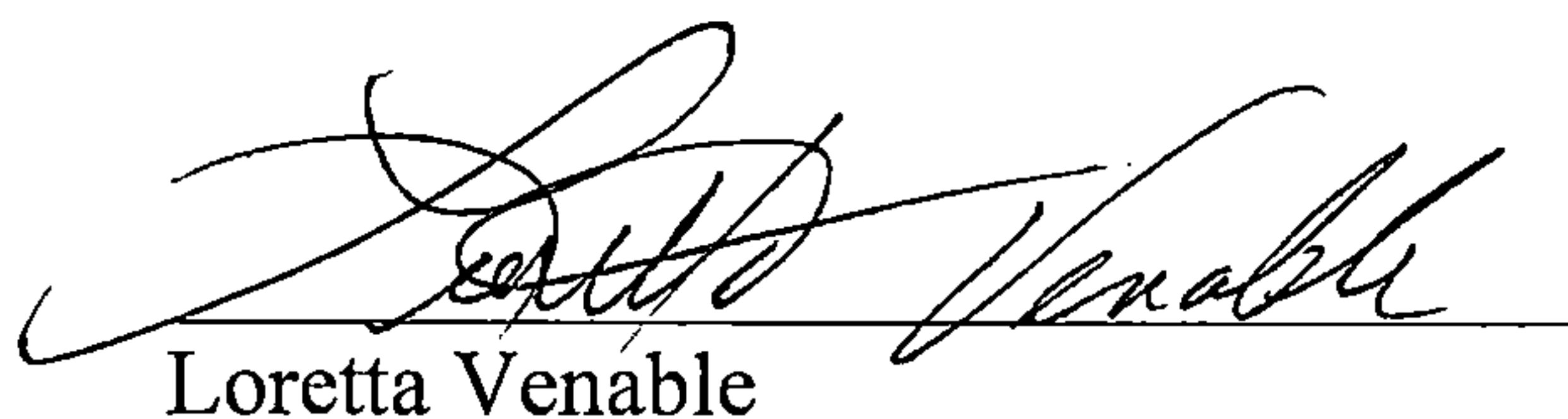


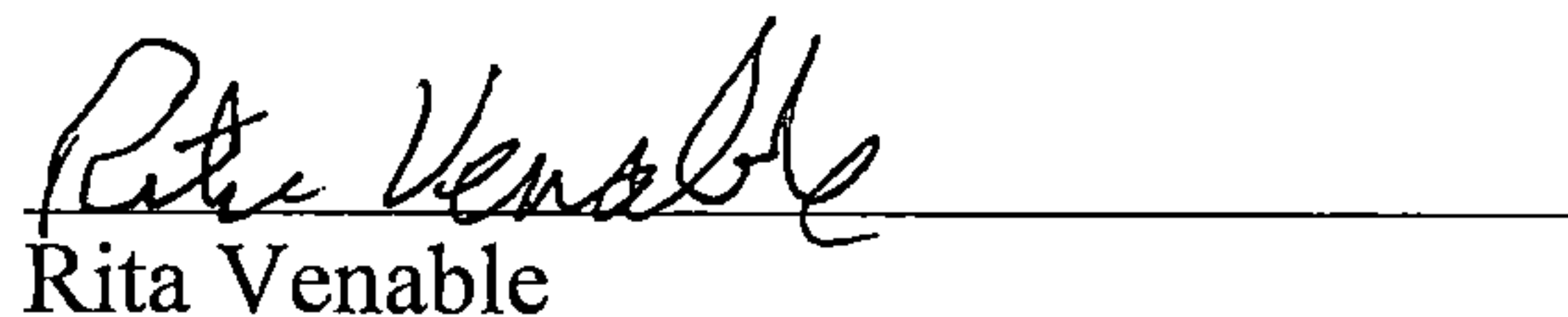
20231208000354890 2/10 \$201.00
Shelby Cnty Judge of Probate, AL
12/08/2023 02:57:20 PM FILED/CERT

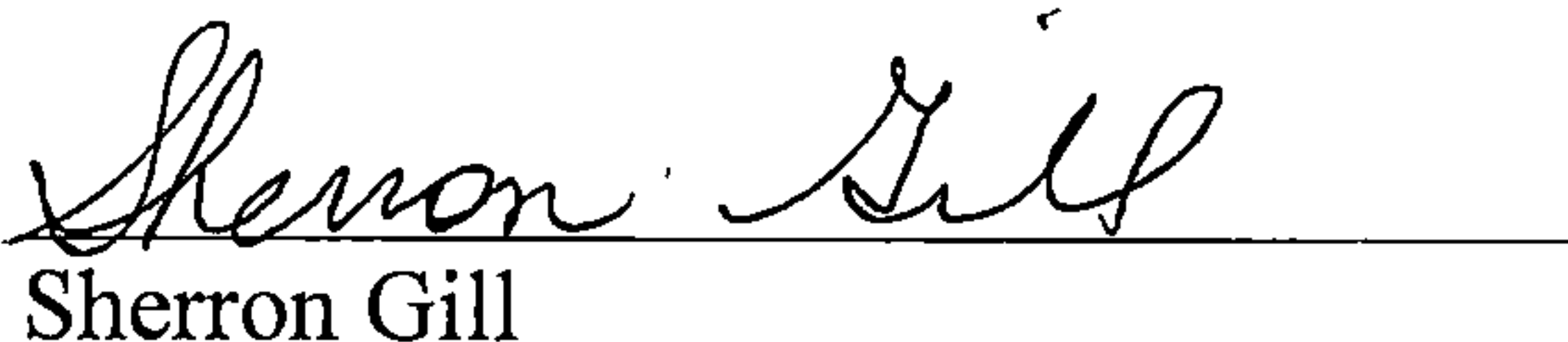
executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8th day of December, 2023.


William Allen Venable, Jr.


Loretta Venable


Rita Venable


Sherron Gill

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that William Allen Venable, Jr., 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.

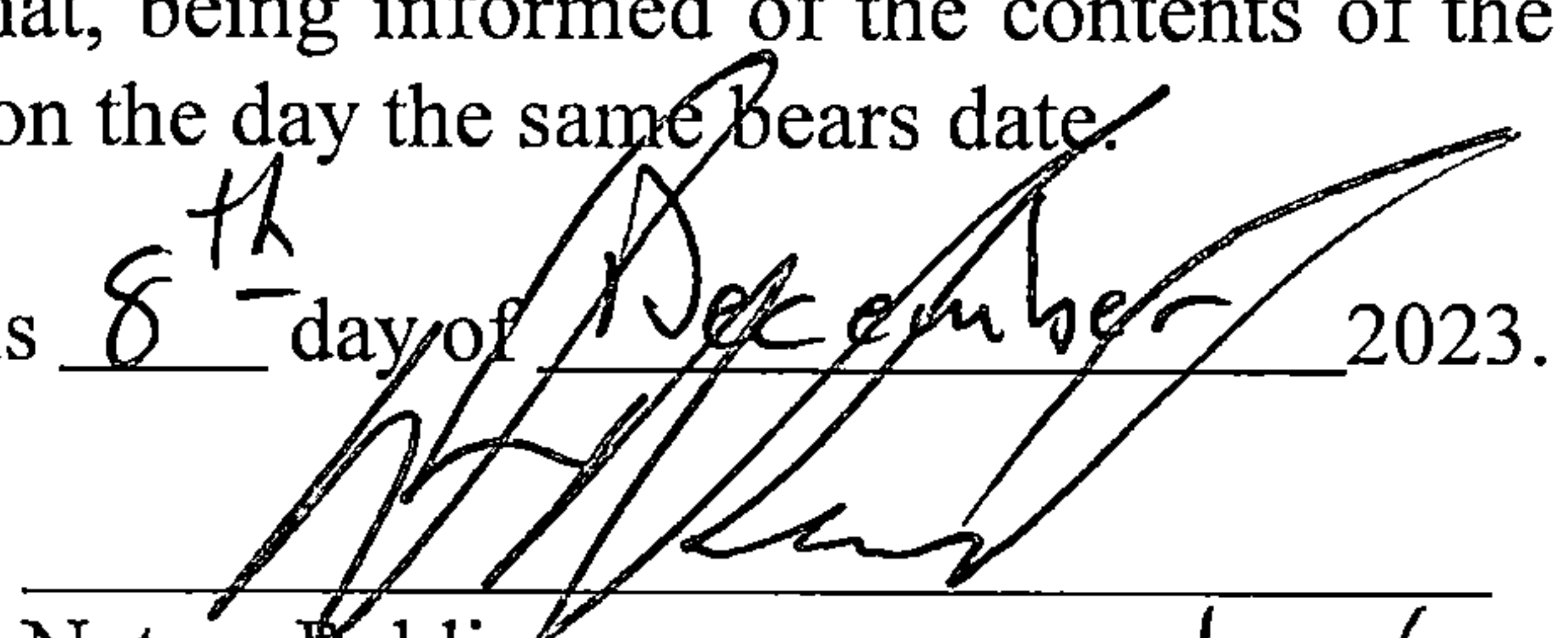
Given under my hand and official seal this 8th day of December, 2023.

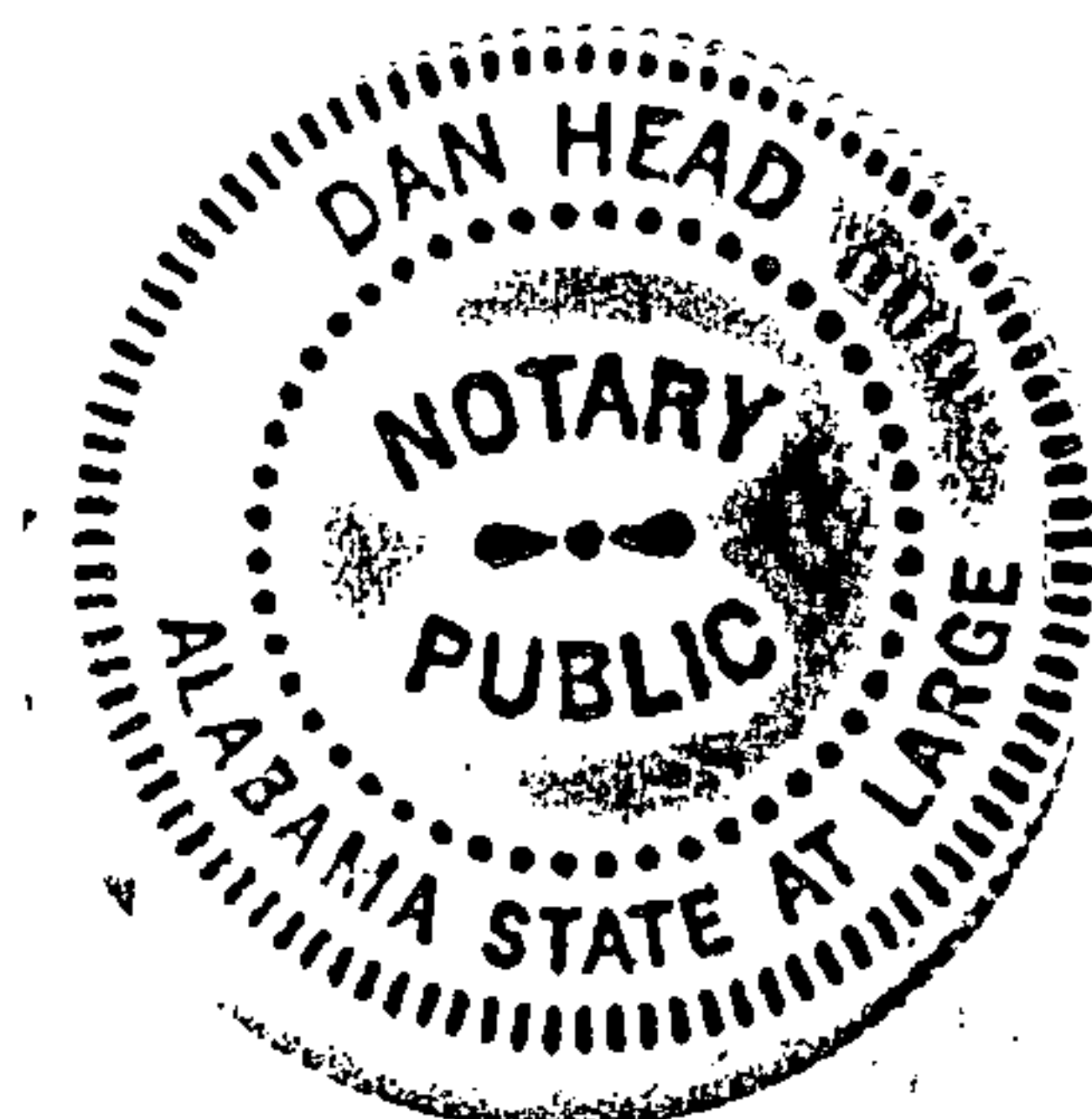

Notary Public
My Commission Expires: 12/9/2024

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Loretta Venable, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December, 2023.


Notary Public
My Commission Expires: 12/9/2024





20231208000354890 3/10 \$201.00
Shelby Cnty Judge of Probate, AL
12/08/2023 02:57:20 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Rita Venable, 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, she executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 8th day of December, 2023.



Notary Public

My Commission Expires: 12/9/2024

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Sherron Gill, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December, 2023.



Notary Public

My Commission Expires: 12/9/2024



EXHIBIT A



20231208000354890 4/10 \$201.00
Shelby Cnty Judge of Probate, AL
12/08/2023 02:57:20 PM FILED/CERT

Parcel #4

From a 3" capped pipe at the NE corner of Section 22, Township 22 South, Range 1 East, run thence South along the East boundary of said Section 22 a distance of 789.02 feet to a 1" pipe that is 2619.66 feet North of a 3" pipe at the SE corner of said Section 22, said point being on the Northerly boundary of Louisville-Nashville Railroad (100' R.O.W.); thence turn 110° 45' 32" right and run 810.18 feet along said railroad boundary to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course and along said railroad boundary a distance of 673.54 feet to a 1/2" rebar on the West boundary of Fraction "A" of aforementioned Section 22, Township 22 South, Range 1 East; thence turn 68° 25' 10" right and run 229.33 feet to a railroad rail accepted as the SE corner of the SW 1/4-SE 1/4 of Section 15, Township 22 South, Range 1 East, thence turn 90° 09' 30" left and run 575.78 feet along the accepted South boundary of said SW 1/4- SE 1/4 to a 1/2" rebar that is 773.79 feet East of a 1.5" pipe accepted as the SW corner of said SW 1/4-SE 1/4, said point being on the Northerly boundary of aforementioned Louisville-Nashville Railroad; thence turn 21° 44' 20" right and run 828.81 feet along said railroad boundary to a 1/2" rebar on the accepted West boundary of the SW 1/4-SE 1/4 of Section 15, Township 22 South, Range 1 East, said point being 307.00 feet North of a 1.5" pipe accepted as the SW corner of said SW 1/4-SE 1/4; thence turn 68° 59' 40" right and run 1023.29 feet to a 1.5" pipe accepted as the SW corner of the NW 1/4-SE 1/4 of said Section 15; thence turn 00° 13' 23" right and run 1057.18 feet along the accepted West boundary of said NW 1/4-SE 1/4 to a 1/2" rebar that is 1616.44 feet South of a railroad rail accepted as the NW corner of the SW 1/4-NE 1/4 of said Section 15, said point being on the Southerly boundary of Shelby County Highway #42 (80' R.O.W.); thence turn 125° 05' 20" right and run 1135.97 feet along said highway boundary to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 34° 28' 02" and tangents of 637.41 feet; thence turn 12° 31' 13" left and run a chord distance of 890.94 feet to a 1/2" rebar on said curve boundary; thence turn 49° 36' 33" right and run 138.02 feet to a 1/2" rebar; thence turn 09° 56' 20" right and run 219.70 feet to a bolt; thence turn 85° 29' 27" left and run 76.95 feet to a 1/2" rebar; thence turn 31° 57' 42" right and run 102.95 feet to a 1/2" rebar; thence turn 30° 00' 39" right and run 97.18 feet to a 1/2" rebar; thence turn 122° 05' 41" left and run 140.89 feet to a 1/2" rebar; thence turn 48° 55' 49" right and run 125.98 feet to a 1/2" rebar; thence turn 84° 40' 12" left and run 55.00 feet to a 1/2" rebar; thence turn 91° 13' 26" right and run 427.84 feet along an accepted property line to a 1/2" rebar; thence turn 96° 29' 21" right and run 172.14 feet to a 1/2" rebar; thence turn 70° 50' 00" right and run 413.95 feet to a 1/2" rebar; thence turn 77° 19' 05" left and run 160.30 feet to a 1/2" rebar; thence turn 08° 19' 04" right and run 624.46 feet to a 1/2" rebar; thence turn 46° 15' 57" right and run 268.91 feet to a 1/2" rebar; thence turn 18° 56' 57" left and run 261.29 feet to a 1/2" rebar; thence turn 40° 06' 58" left and run 118.22 feet to the point of beginning of herein described parcel of land, containing 89.49 acres, situated in the SE 1/4 of Section 15, Township 22 South, Range 1 East, and Fraction "A" of Section 22, Township 22 South, Range 1 East, Shelby County, Alabama, subject to rights-of-way and easements of record.

Parcel #5

From a 1.5" pipe accepted as the SW corner of the SW 1/4-SE 1/4 of Section 15, Township 22 South, Range 1 East, being the point of beginning of herein described parcel of land, run thence North a distance of 199.88 feet to a 1/2" rebar that is 1130.41 feet South of a 1.5" pipe accepted as the NW corner of said SW 1/4-SE 1/4, said point being on the Southerly boundary of Louisville-Nashville Railroad (100' R.O.W.); thence turn 111° 00' 20" right and run 539.62 feet to a 1/2" rebar on the accepted South boundary of said SW 1/4-SE 1/4, said point being 845.77 feet West of a railroad rail accepted as the SE corner of said SW 1/4-SE 1/4; thence turn 158° 15' 40" right and run 503.80 feet to the point of beginning of herein described parcel of land, containing 1.16 acres, situated in the SW 1/4-SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby

County, Alabama, subject to rights-of-way and easements of record.

According to survey and plat of Sam W. Hickey, Ala. Reg. No. 4848, dated April 25, 2003.

LESS AND EXCEPT from the above described property the following two parcels:

PARCEL 1

BEGIN at the NW Corner of the SW 1/4 of the SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 02° 17' 20" E, a distance of 1057.78 feet to a point on the Southwesterly R.O.W. line of Shelby County Highway 42, 80 ft. R.O.W.; thence S 52° 37' 20 " E and along said R.O.W. line a distance of 600.00 feet; thence S 37° 22' 40" W and leaving said R.O.W. line a distance of 154.84 feet; thence S 02° 03' 57" W, a distance of 1762.51 feet to a point on the Northerly R.O.W. line of abandoned Louisville-Nashville Railroad, 100 ft. R.O.W.; thence N 66° 55' 43" W and along said R.O.W. line a distance of 433.00 feet; thence N 02 ° 03' 57" E and leaving said R.O.W. line a distance of 1022.69 feet to the POINT OF BEGINNING.

Said Parcel containing 18.87 acres, more or less.

PARCEL 2

BEGIN at the SW Corner of the SW 1/4 of the SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 02° 03' 57" E a distance of 199.88 feet to a point on the Southerly R.O.W. line of abandoned Louisville-Nashville Railroad, 100 ft. R.O.W.; thence S 66° 55' 43" E and along said R.O.W. line a distance of 539.62 feet; thence N 88° 40' 03" W and leaving said R.O.W. line a distance of 503.80 feet to the POINT OF BEGINNING.

Said Parcel containing 1.16 aces, more or less.

PARCEL 1 and PARCEL 2 are according to survey and plat of Rodney Y. Shiflett, Ala. Reg. No. 21784, dated December 13, 2013..

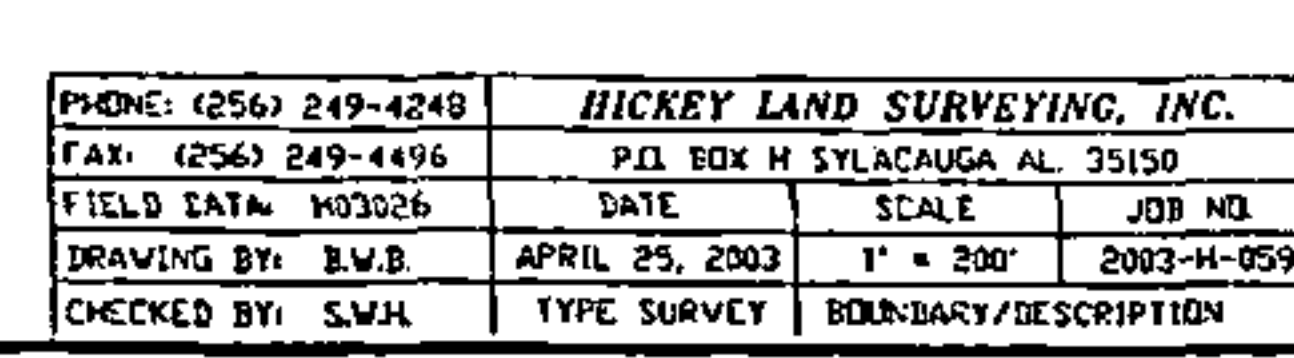


20231208000354890 5/10 \$201.00
Shelby Cnty Judge of Probate, AL
12/08/2023 02:57:20 PM FILED/CERT

LEGEND

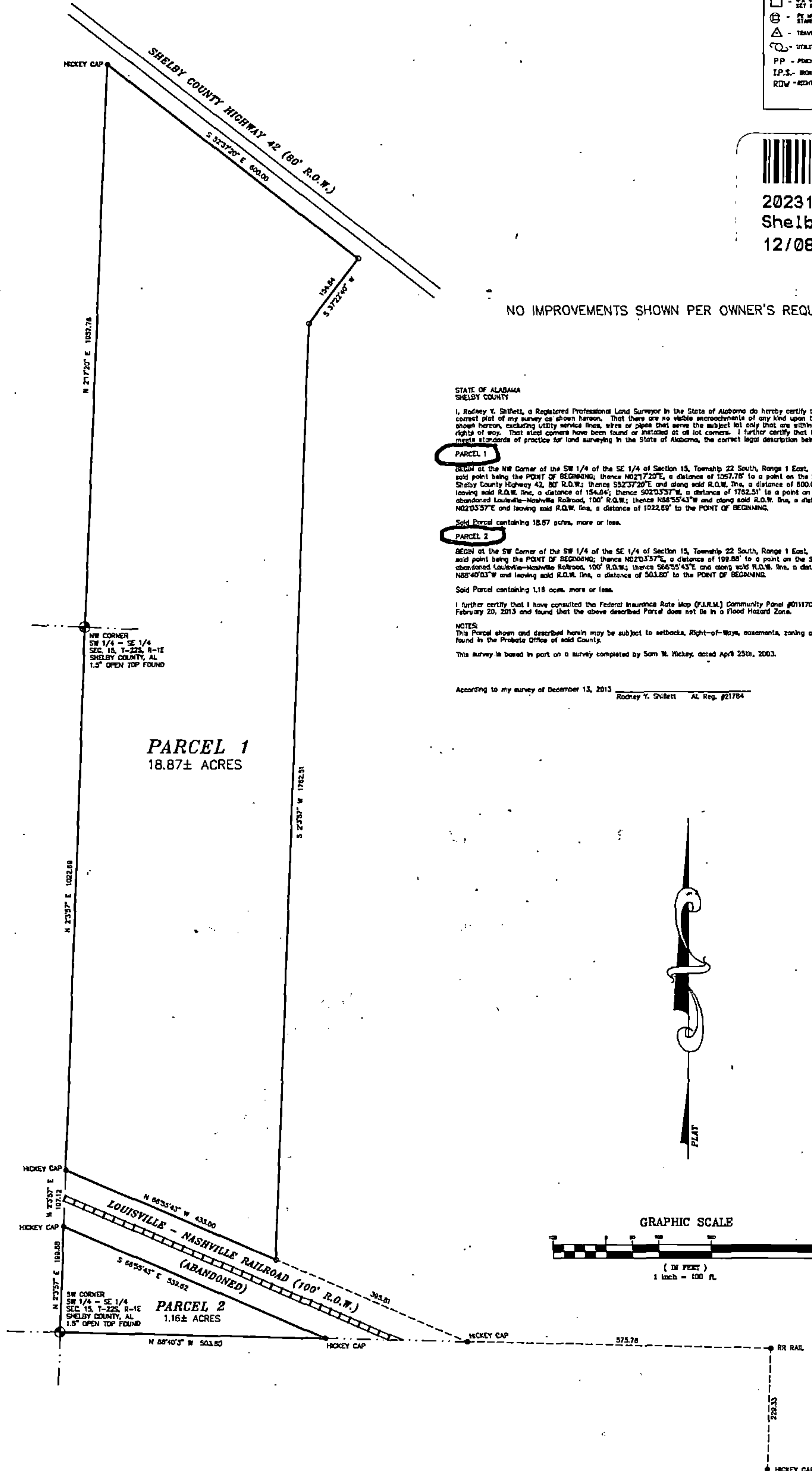
- 1/2" PEARL SET WITH LB. CAP
- 1/2" PEARL FOUNG
- 1/2" PIPE FOUNG
- 1/2" CRIMPED PIPE FOUNG
- 3/4" SLICK PM
- 3/4" PIPE FOUNG
- 3/4" CRIMPED PIPE FOUNG
- 1" PIPE FOUNG
- 1" CRIMPED PIPE FOUNG
- 1 1/2" PIPE FOUNG
- 1 1/2" CRIMPED PIPE FOUNG
- 1 1/2" PIPE FOUNG
- 2 1/2" PIPE FOUNG
- ANGLE IRON FOUNG
- RAIL FOUNG
- RAILROAD SPIKE
- RAILROAD PAIR
- 4" x 4" CONCRETE MONUMENT
- 4" x 4" CONCRETE MONUMENT
- 6" ROUND MONUMENT
- PISTON CORNER
- LIGHT POLE
- POWER POLE
- FENCELINE
- CHAIN LINK FENCE
- VOOD FENCE
- BARBED WIRE FENCE
- ARC DISTANCE
- CHORD DISTANCE & DIRECTION
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- GROUND SURFACE

ENCLOSURE



[illegible]

Exhibit "C"



LEGEND	
● - IRON PIN FOUND	—○— OVERHEAD UTILITY LINES
○ - 1/2" OUTSIDE DIAMETER	— FENCE
○ - CONCRETE FOUNDATION	— CONCRETE
○ - PE BAIL FOUND	MEAS - MEASURED
○ - B 3 REPAIR SET WITH CANT STAMPER 1/2" D	— NOT TO SCALE
□ - B 3 REPAIR SET WITH CANT STAMPER	AC - ASHES
⊗ - PE BAIL SET WITH IRON STAMPER	○ - GROUNDLINE
△ - TENSURE POINT	DR - DIRT ROAD
⊙ - UTILITY POLE	N.B. - NAIL BUCK
PP - PUNCHES POLE	PL - PLANT BED
I.P.S. - IRON PIN SET	PG - PAGE
ROW - REST OF WAY	EDRT - EASEMENT
	B 3 L - REMOVAL BUILDING LINE
	REF. ROW - REFERENCE FOUNDATION
	1/4" = 1/4" TIE



20231208000354890 7/10 \$201.00
Shelby Cnty Judge of Probate, AL
12/08/2023 02:57:20 PM FILED/CERT

NO IMPROVEMENTS SHOWN PER OWNER'S REQUEST.

STATE OF ALABAMA
SHELBY COUNTY

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, including utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That said corners have been found or justified at all lot corners. I further certify that this survey and this plat meets standards of practice for land surveying in the State of Alabama, the correct legal description being as follows:

PARCEL 1

BEGIN at the NW Corner of the SW 1/4 of the SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N02°17'20\"/>

Said Parcel containing 18.87 acres, more or less.

PARCEL 2

BEGIN at the SW Corner of the SW 1/4 of the SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N02°10'37\"/>

Said Parcel containing 1.16 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #011170 0560 E, Zone 'X', dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTES

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

This survey is based in part on a survey completed by Sam W. Hickey, dated April 23rd, 2003.

According to my survey of December 13, 2013
Rodney Y. Shiflett AL Reg. #21784

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB NO 13444

BOUNDARY SURVEY

NOTES

1. NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE BASED ON PLAT.
2. NO TITLE COMMITMENT PERFORMED OR FURNISHED TO SURVEYOR.
3. ALL DISTANCES SHOWN HEREON ARE DEED/RECORD MAP, AND FIELD MEASURED UNLESS OTHERWISE NOTED.

ACKNOWLEDGMENT OF PRENUPTIAL AGREEMENT

THIS DOCUMENT is to acknowledge that a prenuptial agreement was signed and dated on August 14, 2008, between William A. Venable, Sr. and Mary T. Coe concerning properties, real and personal, that they individually owned, and said agreement shall take precedent over any right or claim of any kind, character, or nature whatsoever that Mary T. Coe may have or shall have in and to the estate, properties, assets, or other effects of William A. Venable, Sr., deceased, under any present or future laws of the State of Alabama.

The said Mary T. Coe waives, releases, and relinquishes any right or claim to any property inheritance she may be entitled to from the estate of William A. Venable, Sr.

[Signature]
Witness

Mary T. Coe
Mary T. Coe

Witness

20231208000354890 8/10 \$201.00
Shelby Cnty Judge of Probate, AL
12/08/2023 02:57:20 PM FILED/CERT

STATE OF Mississippi)
HARRISON COUNTY)

I, the undersigned, a notary public in and for said County and State, hereby certify that Mary T. Coe, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30th day of MAY, 2023.



Sharon L. Turnipseed
Notary Public

My Commission Expires: 05.12.2027

ACKNOWLEDGMENT OF PRENUPTIAL AGREEMENT

THIS DOCUMENT is to acknowledge that a prenuptial agreement was signed and dated on August 14, 2008, between William A. Venable, Sr. and Mary T. Coe concerning properties, real and personal, that they individually owned, and said agreement shall take precedent over any right or claim of any kind, character, or nature whatsoever that Mary T. Coe may have or shall have in and to the estate, properties, assets, or other effects of William A. Venable, Sr., deceased, under any present or future laws of the State of Alabama.

The said Mary T. Coe waives, releases, and relinquishes any right or claim to any property inheritance she may be entitled to from the estate of William A. Venable, Sr.

J R Stettin
Witness

Louise C. Stewart
Mary T. Coe *Power of Attorney*
for Mary T. Coe

Witness

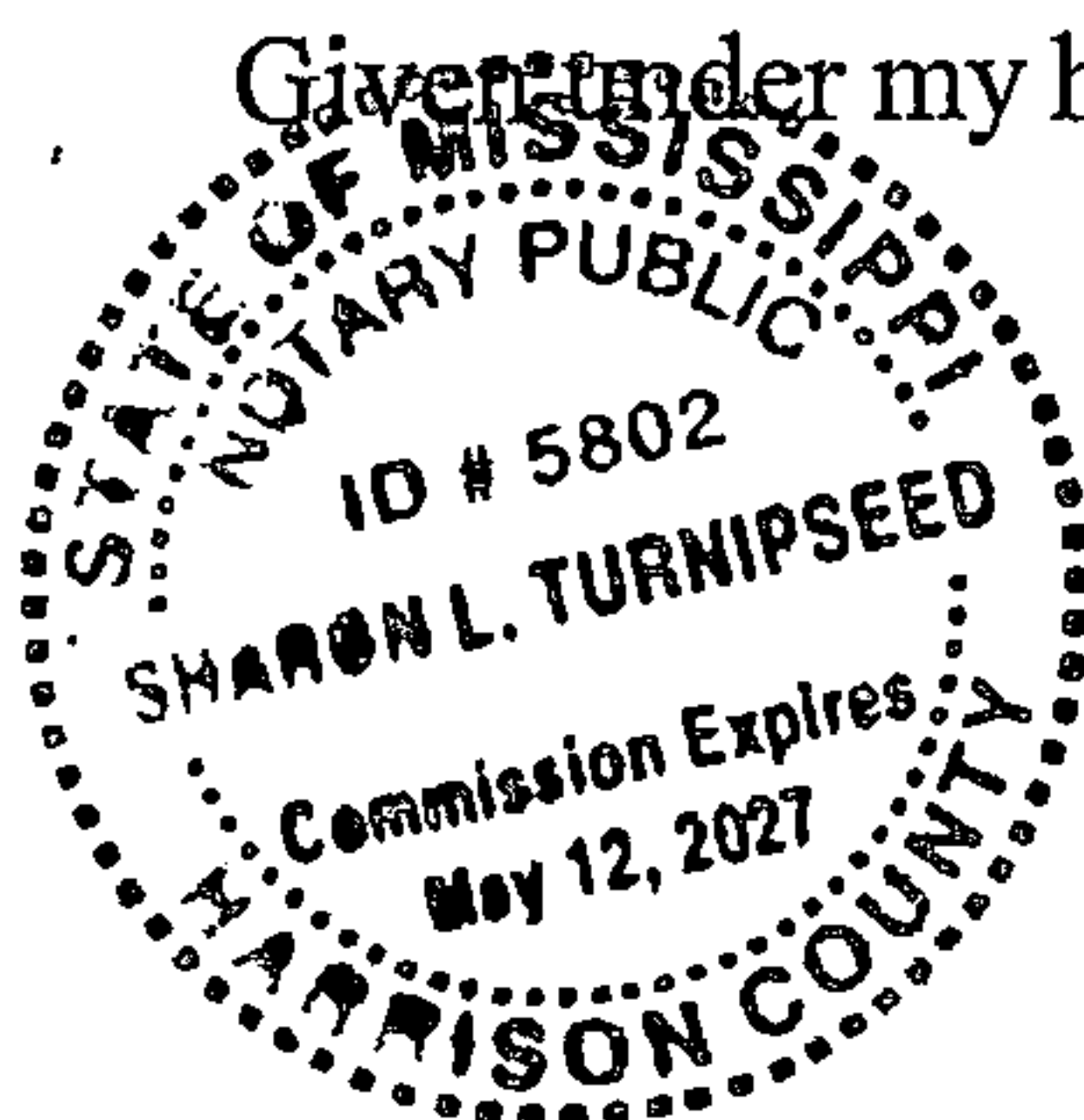


20231208000354890 9/10 \$201.00
Shelby Cnty Judge of Probate, AL
12/08/2023 02:57:20 PM FILED/CERT

STATE OF Mississippi)
HARRISON COUNTY)

I, the undersigned, a notary public in and for said County and State, hereby certify that Mary T. Coe, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30th day of May, 2023.



Sharon L. Turnipseed
Notary Public
My Commission Expires: 05.12.2027

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : William A. Venable Jr. et al
Mailing Address 701 Mostellers Drive
Shelby, AL 35143

Grantee's Name: William Allen Venable Jr.
Mailing Address: 701 Mostellers Drive
Shelby, AL 35143

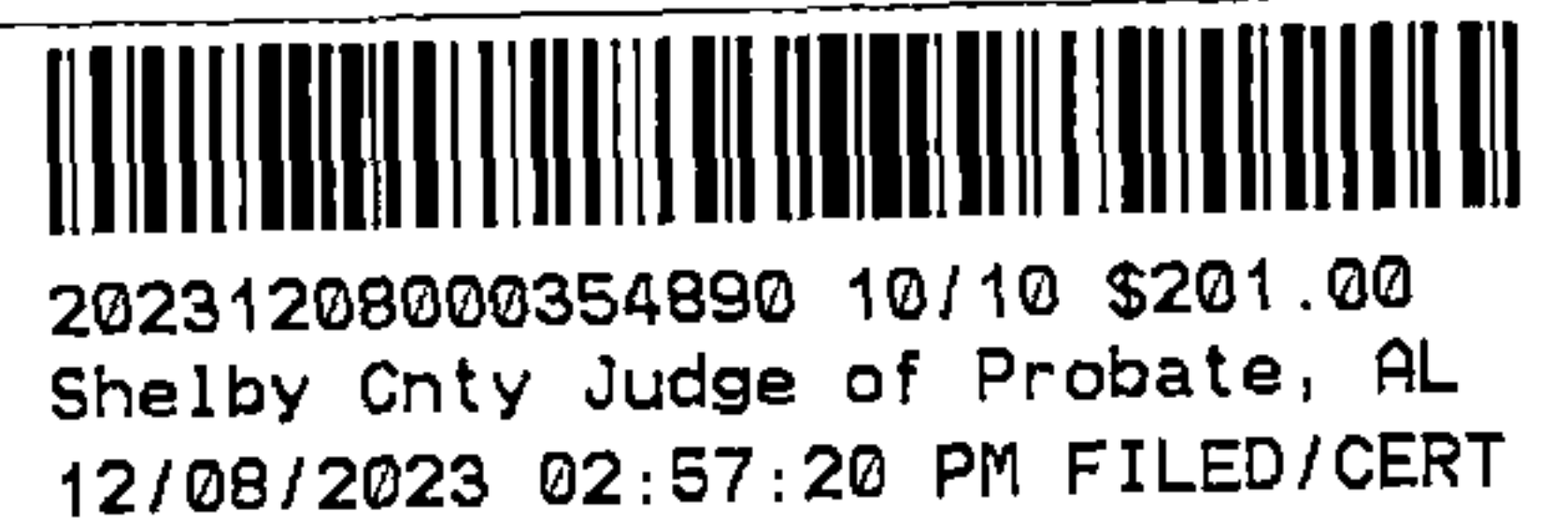
Property Address: 14744 HWY 42
Shelby, AL 35143

Date of Sale 12/8/2023
Total Purchase Price \$ 150,000
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 12/8/2023

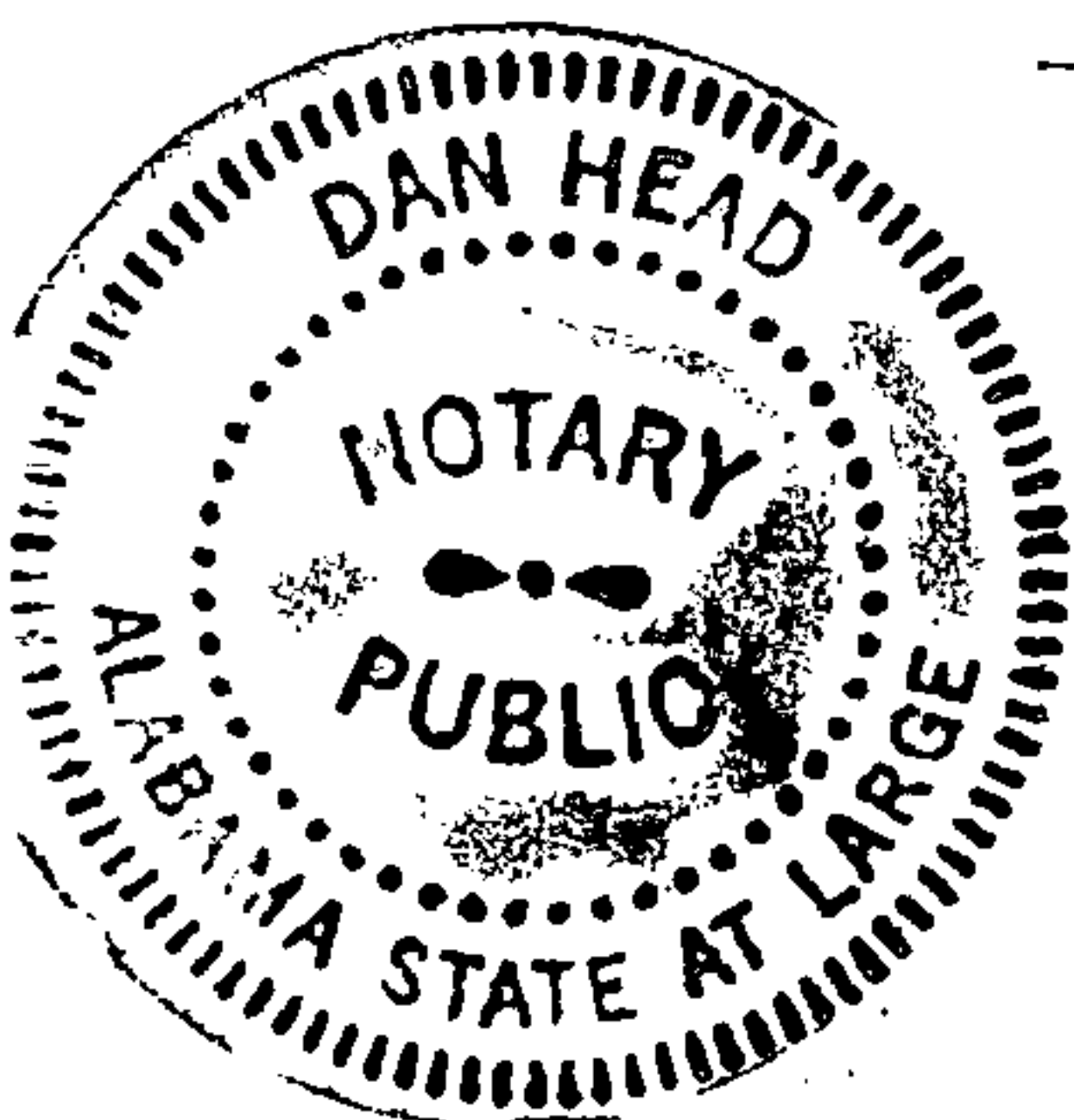
Sign William Allen Venable Jr.
(Grantor/Grantee/Owner/Agent) circle one

Print William Allen Venable Jr.

[Signature]
(verified by)

Unattested

Form RT-1



Exp. 12/9/2024