

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Doug Wylie and Heather Wylie
5501 Hwy 280 Jared Square, Ste 305
Birmingham, AL 35242

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventeen Thousand Five Hundred And No/100 Dollars (\$117,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Emmett Everett Gamel, III, a married person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Doug Wylie and Heather Wylie (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Commence at the Southeast corner of the SW 1/4 of the NW 1/4 of Section 14, Township 20 South, Range 1 West; thence West along the South line of said forty to its point of Intersection with the eastern margin of the right of way of the Columbiana-Chelsea Highway; thence North along the eastern margin of said highway 210 feet; thence East and parallel with the South line of said forty to the East line of said forty; thence South to the point of beginning.

AND

Commence at the Southeast corner of the SW 1/4 of the NW 1/4 of Section 14, Township 20 South, Range 1 West, and run N 03°15' W along the East line of said forty, 190 feet to the point of beginning, which point is the Northeast corner of a lot heretofore conveyed to Kermit Vick and which was subsequently conveyed to Yelton Vick; thence S 86° W along the North line of said Vick lot and parallel to the South line of said forty to the East margin of the margin of the Columbiana-Chelsea paved road right of way; thence along same N 29° W, 20 feet to the South line of lot owned by R.C. and Winnie Leo Barnett lot, 814 feet to the East line of said forty acres; thence along same 20 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THEIR SPOUSE.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

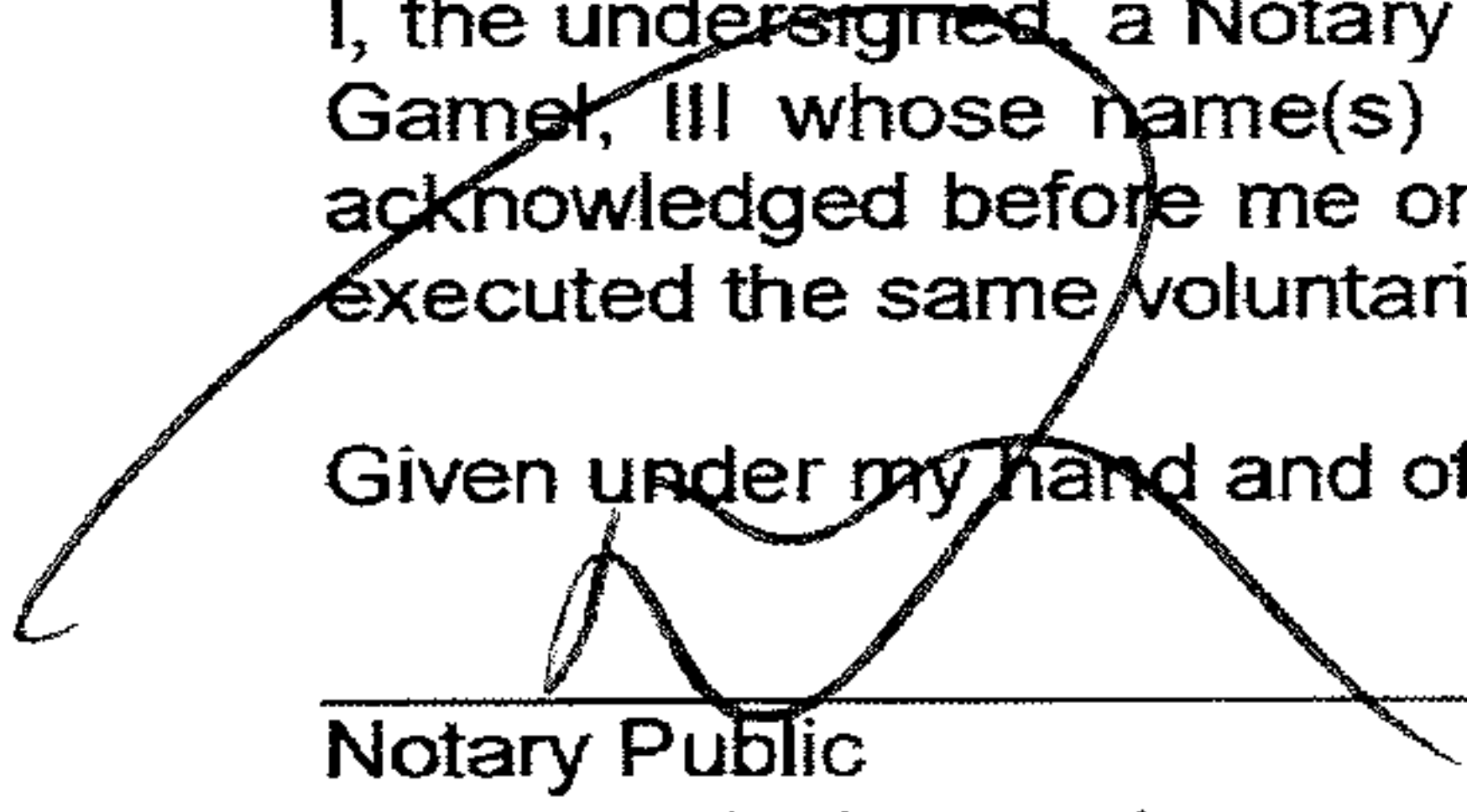
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 22nd day of December, 20 23.


Emmett Everett Gamel, III

STATE OF ALABAMA
COUNTY OF Jefferson

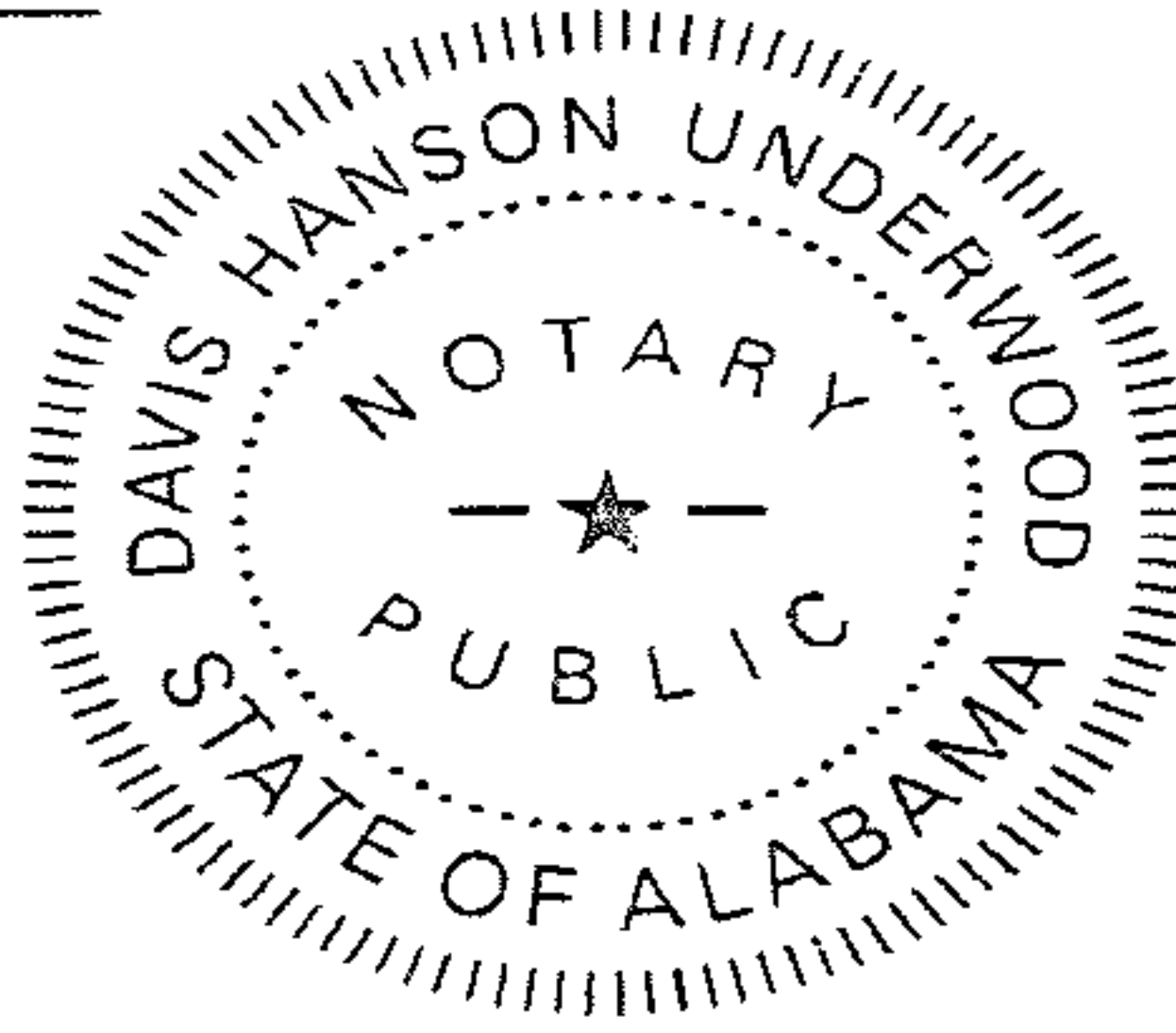
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emmett Everett Gamel, III whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 22nd day of December, 2023.



Notary Public
My commission expires:

My Commission Expires
July 24, 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 Emmett Everett Gamel, III

Grantee's Name Doug Wylie and Heather Wylie

Mailing Address 1211 Washington Drive
Moody, AL 35004Mailing Address 5501 Hwy 280 Jared Square, Ste 305
Birmingham, AL 35242Property Address 7600 Chelsea Road
Columbiana, AL 35051

Date of Sale December 22, 2023

Total Purchase Price \$117,500.00

or

Actual Value \$

or

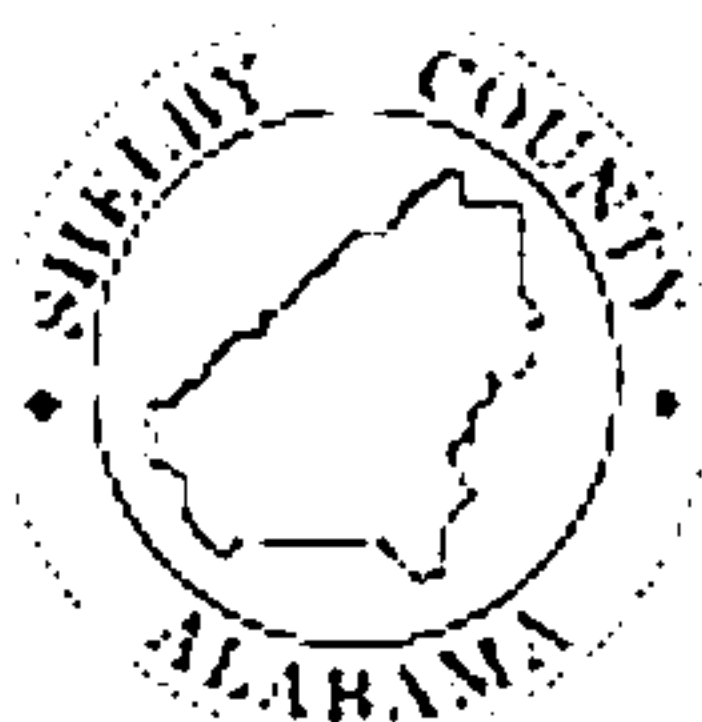
Assessor's Market Value \$

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☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.**Instructions**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: December 22, 2023

Sign

Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

01/17/2024 09:03:23 AM

\$145.50 BRITTANI

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Allie S. Bayl