

Send tax notice to:
JOHN D. MORELL and ATHENA STRATOS
1624 FLEMING ROAD
VINCENT, AL 35178

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Six Hundred Sixty-Nine Thousand Five Hundred and 00/100 (\$669,500.00)** and other valuable considerations to the undersigned GRANTOR(S), **WILLIAM O. WORLEY and GERRI L. WORLEY, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **JOHN D. MORELL and ATHENA STRATOS**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 15th day of January, 2024.

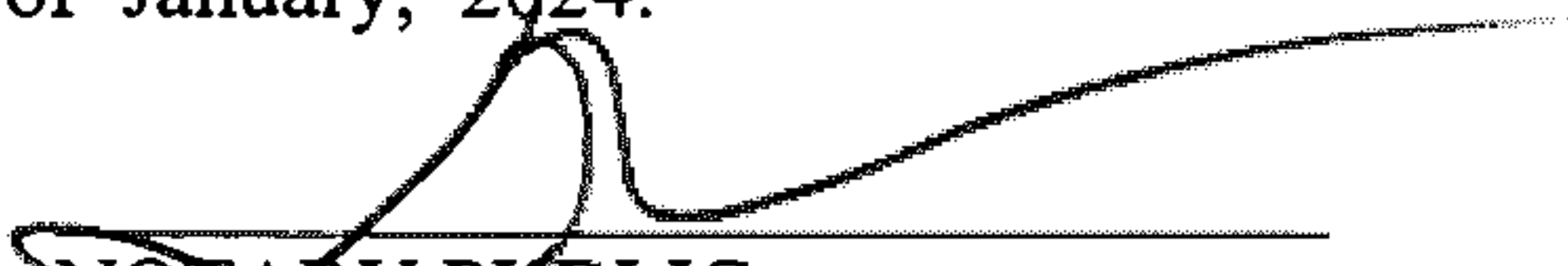

WILLIAM O. WORLEY

GERRI L. WORLEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **WILLIAM O. WORLEY and GERRI L. WORLEY** 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 this 15th day of January, 2024.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

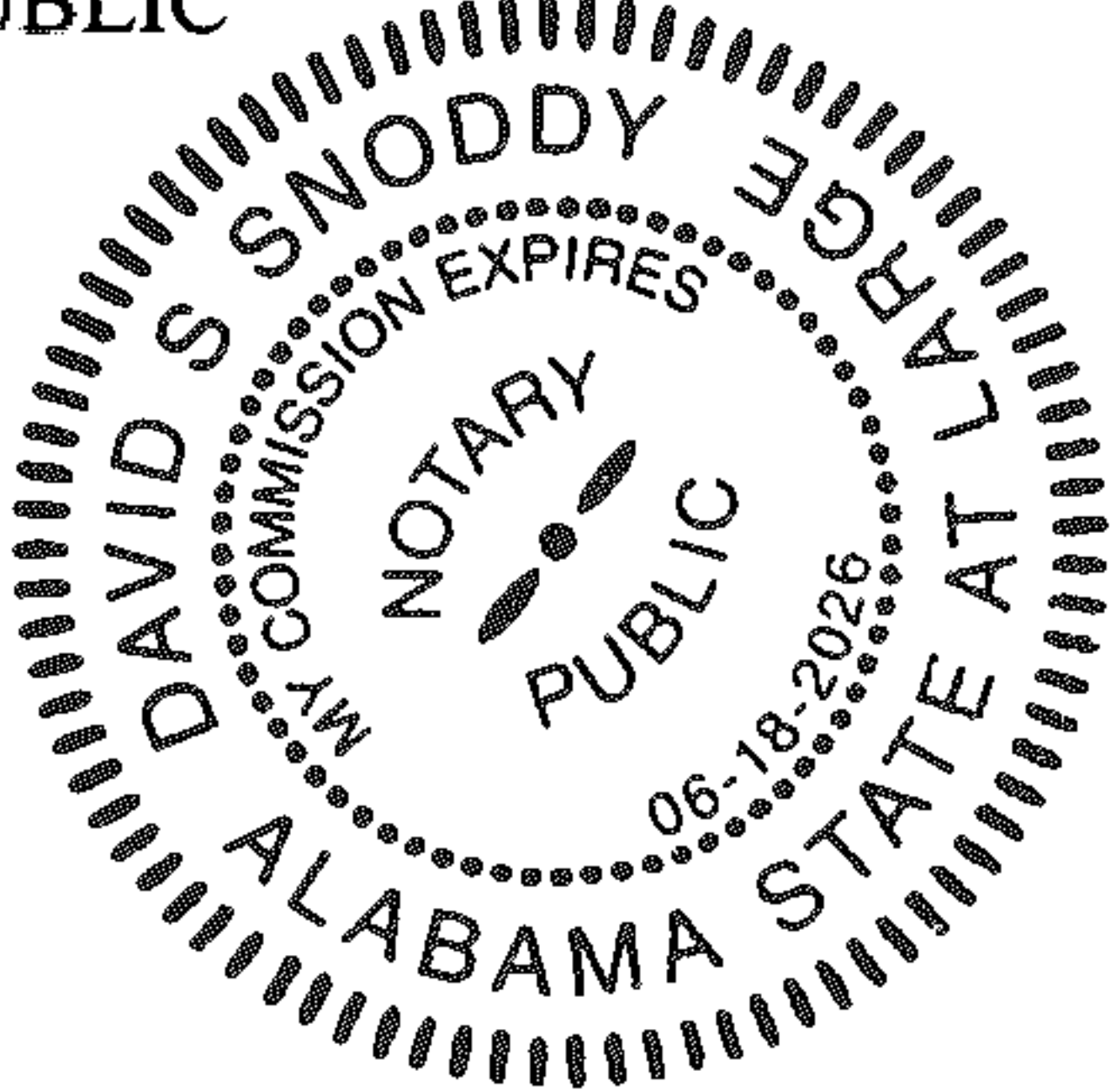


EXHIBIT A
LEGAL DESCRIPTION

Parcel I

A parcel of land situated in the NW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County Alabama; thence S 89°59'13" E along the North line of said ¼ Section a distance of 964.72'; thence S 01°09'34" E a distance of 1771.28 feet to a point; thence N 89°33'19" West a distance of 971.99' to the West line of Section 36; thence run North 00 degrees 55 minutes 17 seconds West along said West line to the point of beginning.

Parcel II

A parcel of land situated in the NW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama; thence S 89°59'13" E along the North line of said ¼ section a distance of 964.72'; thence S 01°09'34" E a distance of 1771.28' to the point of beginning of said parcel; thence continue S 01°09'34" E a distance of 894.15 feet; thence S 89°33'19" W a distance of 975.70 feet; thence N 00°55'17" W a distance of 894.12 feet; thence N 89°33'19" E a distance of 971.99' to the point of beginning.

AND ALSO:

A 30' ingress, egress and utilities easement situated in the NW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, and being more particularly described as follows:

Commence at the NW corner of the NW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, thence S 89°59'13" E along the North line of said ¼ section a distance of 934.72' to the point of beginning of said easement; thence continue S 89 degrees 59 minutes 13 seconds East a distance of 30.00 feet; thence South 01 degree 09 minutes 34 seconds West a distance of 2665.67 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
Mailing Address:

Property Address

WILLIAM O. WORLEY
1230 REPA ROAD
BELLEVIEW, TX 76228

1624 FLEMING ROAD
VINCENT, AL 35178

Grantee's Name
Mailing Address:

JOHN D. MORELL
1624 FLEMING ROAD
VINCENT, AL 35178

Date of Sale:

January 15, 2024

Total Purchaser Price

\$669,500.00

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

☐ 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date _____

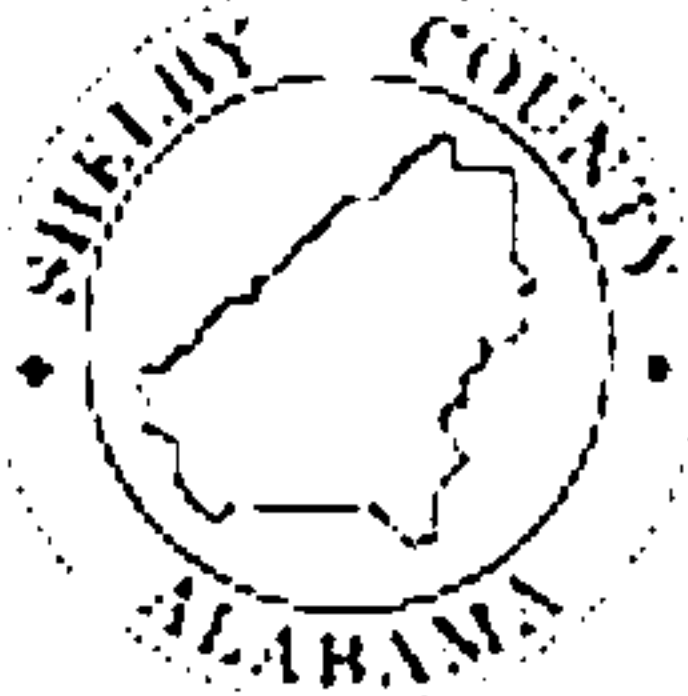
☐ Unattested _____

(verified by)

Print WILLIAM O. WORLEY

Sign William O. Worley

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/22/2024 03:56:26 PM
\$697.50 PAYGE
20240122000016500

Allen S. Bayl