

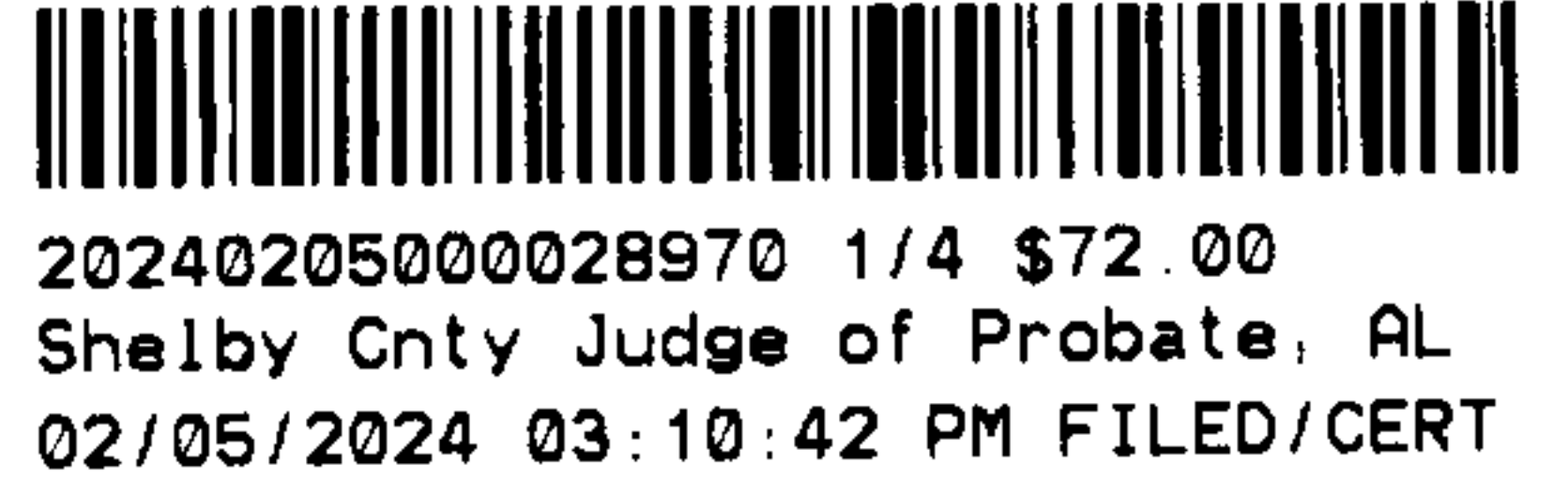
**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)  
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO HUNDRED SEVENTY FIVE THOUSAND AND NO/00 DOLLARS (\$275,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *The Estate of Shirley Dianne Matherly, PR-2021-000529, Probate Office Shelby County, Alabama* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Scott Matherly and Marie Matherly, as joint tenants with right of survivorship* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2024.
2. Easements, restrictions, rights of way, and permits of record.

Douglas Matherly is deceased, having died on August 11, 2001.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5<sup>th</sup> day of February 2024.

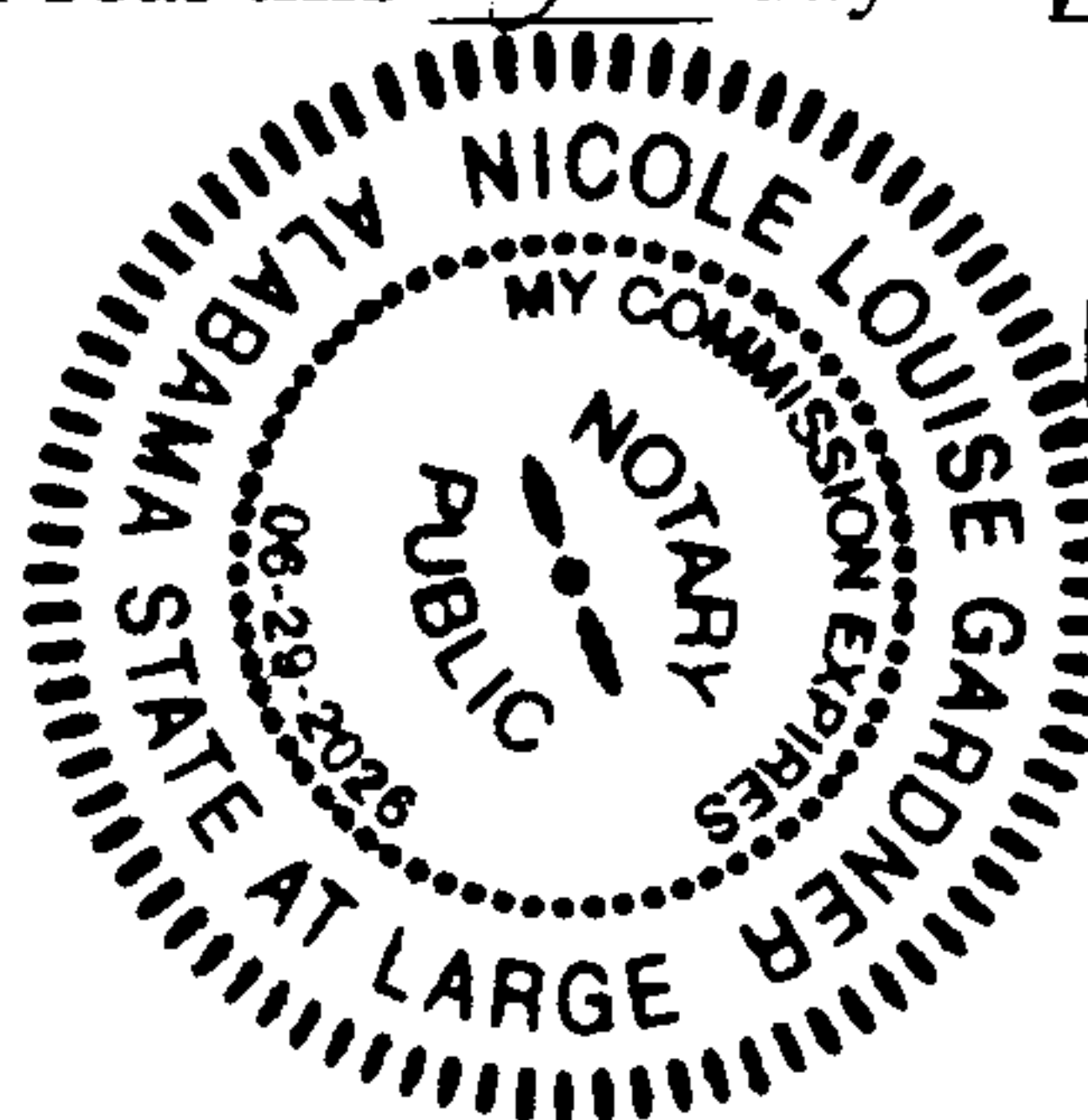
\_\_\_\_\_

*Douglas Scott Matherly*  
Estate of Shirley Dianne Matherly  
PR-2021-000529, Shelby County, Alabama  
Douglas Scott Matherly, Personal Representative

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Douglas Scott Matherly as Personal Representative of The Estate of Shirley Dianne Matherly*, 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 5<sup>th</sup> day of February 2024.



*Nicole Louise Gardner*  
Notary Public  
My Commission Expires: 8/28/2026

Shelby County, AL 02/05/2024  
State of Alabama  
Deed Tax: \$41.00

Exhibit "A"- Legal Description

PARCEL 1



20240205000028970 2/4 \$72.00  
Shelby Cnty Judge of Probate, AL  
02/05/2024 03:10:42 PM FILED/CERT

Begin at the SW corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of §9, Twp 24N, R13E; thence N 87°58'45"E along the § line 936 feet; thence N 1°59'20"W and parallel with the W line of said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  26.1 feet to the point of beginning; thence N 1°59'20"W and parallel with the W line of said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  183.9 feet; thence S 87°58'45"W and parallel with the S line of said § 210 feet; thence N 1°59'20"W and parallel with the W line of said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  210 feet; thence N 87°58'45"E 294.69 feet; thence S 7°27'40"E 392.02 feet to the right of way line of paved county road 201; thence S 86°16'W along the right of way line of said road 122.15 feet to the point of beginning.

LESS AND EXCEPT

Begin at the SW corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of §9, Twp 24N, R13E; thence N 87°58'45"E along the § line 936 feet; thence N 1°59'20"W and parallel with the W line of said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  26.1 feet; thence N 1°59'20"W and parallel with the W line of said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  183.9 feet; thence S 87°58'45"W and parallel with the S line of said § 105 feet to the point of beginning; thence continue same course 105 feet; thence N 1°59'20"W and parallel with the W line of said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  210 feet; thence N 87°58'45"E 294.69 feet; thence S 7°27'40"E 60 feet; thence westerly along a course parallel to and 60 feet S of the previously run line of N 87°58'45"E for 189.69 feet; thence southerly 150 feet to the point of beginning.

PARCEL 2

20240205000028970 3/4 \$72.00  
Shelby Cnty Judge of Probate, AL  
02/05/2024 03:10:42 PM FILED/CERT

Commence at the NW corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 9, Township 24 North, Range 13 East; thence North 88 deg. 00 min. 25 sec. East along the  $\frac{1}{2}$ - $\frac{1}{2}$  line for a distance of 516.00 feet; thence South 1 deg. 59 min. 20 sec. East for a distance of 210.00 feet; thence North 88 deg. 00 min. 25 sec. East for a distance of 210.00 feet; thence South 1 deg. 59 min. 20 sec. East for a distance of 24 feet to a point; thence continue South 1 deg. 59 min. 20 sec. East for a distance of 682.80 feet; thence North 87 deg. 58 min. 45 sec. East for a distance of 294.69 feet to the point of beginning; thence South 7 deg. 27 min. 40 sec. East for a distance of 392.02 feet; thence North 88 deg. 16 min. East for a distance of 170.91 feet; thence North 87 deg. 27 min. East along the chord of a curve with a radius of 3747.92 feet, for a distance of 106.81 feet; thence North 1 deg. 52 min. 40 sec. West for a distance of 375 feet, more or less, to a point which is 419.9 feet North of the Southeast corner of said  $\frac{1}{2}$ - $\frac{1}{2}$  Section; thence South 87 deg. 58 min. 45 sec. West a distance of 350 feet, more or less, to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Commence at the NW corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 9, Township 24 North, Range 13 East; thence North 88 deg. 00 min. 25 sec. East along the  $\frac{1}{2}$ - $\frac{1}{2}$  line for a distance of 516.00 feet; thence South 1 deg. 59 min. 20 sec. East for a distance of 210.00 feet; thence North 88 deg. 00 min. 25 sec. East for a distance of 210.00 feet; thence South 1 deg. 59 min. 20 sec. East for a distance of 24 feet to a point; thence continue South 1 deg. 59 min. 20 sec. East for a distance of 682.80 feet; thence North 87 deg. 58 min. 45 sec. East for a distance of 294.69 feet to the point of beginning; thence South 7 deg. 27 min. 40 sec. East for a distance of 196.01 feet; thence North 88 deg. 16 min. East to the East line of said  $\frac{1}{2}$ - $\frac{1}{2}$  Section; thence North 1 deg. 52 min. 40 sec. West to a point which is 419.9 feet North of the Southeast corner of said  $\frac{1}{2}$ - $\frac{1}{2}$  Section; thence South 87 deg. 58 min. 45 sec. West a distance of 350 feet, more or less, to the point of beginning.

SUBJECT TO: an easement for ingress and egress 15 feet wide along the East line of said  $\frac{1}{2}$ - $\frac{1}{2}$  from said property to Shelby County Highway No. 201.



### Real Estate Sales Validation Form

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

Grantor's Name Estate of Shirley Diane Matherly  
Mailing Address 1895 Hwy 301  
Calera AL  
35040

Grantee's Name Scott Matherly  
Mailing Address 123 Cambrian Way  
Birmingham AL  
35242

Property Address 1895 Hwy 301  
Calera AL  
35040

Date of Sale 2-5-24  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 40,620

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 tax Value

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 2-5-24

Print Douglas Scott Matherly

Unattested

Sign Douglas Scott Matherly

(verified by)

(Grantor/Grantee/Owner/Agent) circle one