

GRANTEE'S ADDRESS:  
7740 Highway 62  
Vincent, Alabama 35178

## WARRANTY DEED

STATE OF ALABAMA,  
  
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 12<sup>th</sup> day of February, 2024, in consideration of TWO HUNDRED THIRTY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$239,900.00) and other good and valuable consideration, the undersigned, **CHARLES NEWTON**, an unmarried man, whose address is P.O. Box 455, Lincoln, Alabama, 35096, herein referred to as Grantor, does hereby grant, bargain, sell and convey unto **TANNER WHITSON CLEVELAND**, whose address is 45 Mays Bend Drive, Pell City, Alabama, 35128, herein referred to as Grantee, in fee simple, the following described real estate, lying and being in Shelby County, Alabama, to-wit:

### Parcel 1

Commence at the Southwest corner of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 75 degrees 45 minutes East for a distance of 341.8 feet to the point of beginning of the land herein described; this point being located on the North right of way line of F.A.S. 723.1 or County Highway No. 62 leading from Vincent to Arkwright; from this beginning point turn an angle of 78 degrees 23 minutes to the left being at right angles to the North right of way line of said highway and proceed North 2 degrees 43 minutes West for a distance of 210 feet; thence turn an angle of 90 degrees to the right and proceed North 87 degrees 17 minutes East for a distance of 210 feet; thence turn an angle of 90 degrees to the left and proceed North 2 degrees 43 minutes West for a distance of 210 feet; thence turn an angle of 90 degrees to the left and proceed Southwesterly and parallel with the right of way line of said County Highway No. 62 a distance of 315.0 feet; thence South 2 degrees 43 minutes East a distance of 420.0 feet to the Northerly right of way line of said County Highway No. 62; thence turn Northerly along said right of way line of said highway a distance of 105.0 feet to the point of beginning; being situated in the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama.

Parcel 2

Commence at the Southwest corner of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 75°45' East for a distance of 341.8 feet to the point of beginning of land herein described. This point being located on the North Right-of-Way line of F.A.S 723.1 or County Highway 62 leading from Vincent to Arkwright. From this beginning point turn an angle of 78°28' to the left being at right angles to the North Right-of-Way line of said Highway and proceed North 2°43' West for a distance of 210 feet; thence turn an angle of 90° to the right and proceed North 87°17' East for a distance of 210 feet; thence turn an angle of 90° to the right and proceed South 2°43' East for a distance of 210 feet to a point on the North Right-of-Way line of said Highway; thence turn an angle of 90° to the right and proceed South 87°17' East along the North Right-of-Way line of said Highway for a distance of 210 feet to the point of beginning. The above described land is located in the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama.

Property street address: 7740 Highway 62, Vincent, Alabama, 35178.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belong or in anywise appertaining unto the Grantee forever.

And the Grantor does hereby covenant with and represent unto the Grantee that he is seized in fee simple of the lands above described; that the same is free from all encumbrances and he will forever warrant and defend the title to the same and the possession thereof unto the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signature and seal on the day and year first above written.

 (SEAL)  
CHARLES NEWTON

STATE OF ALABAMA,

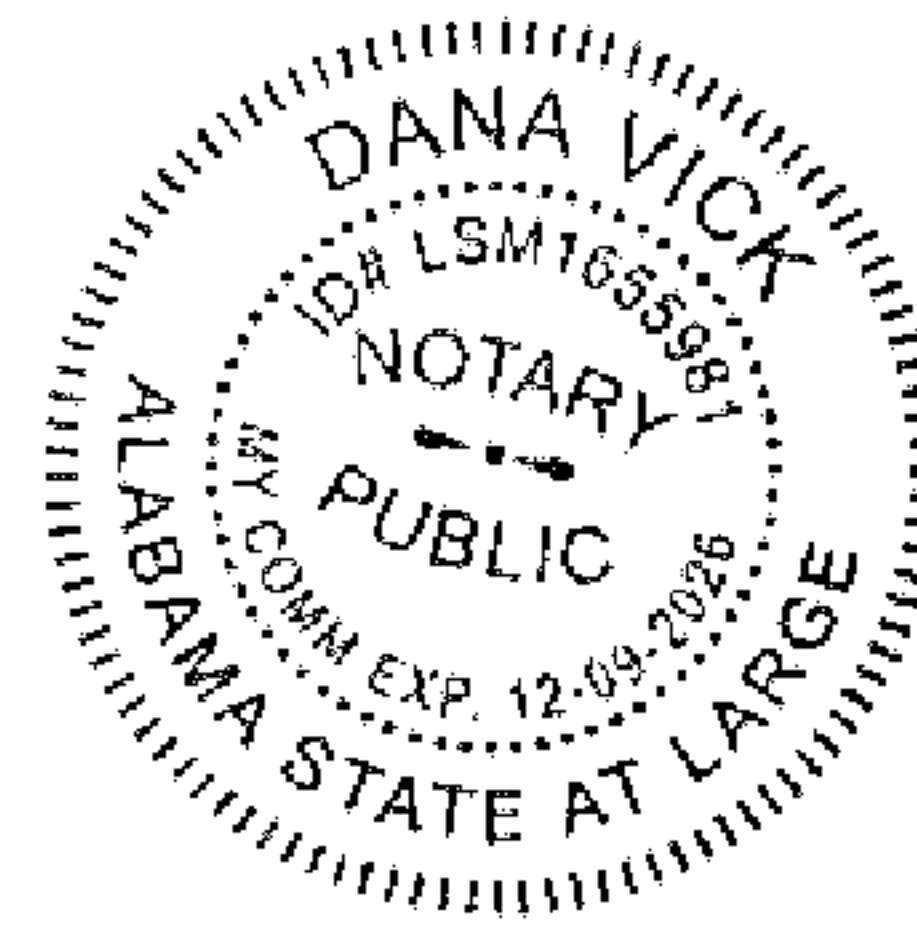
TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that CHARLES NEWTON, an unmarried man, whose name is 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 this the 12<sup>th</sup> day of February, 2024.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 12/9/2026



THIS INSTRUMENT PREPARED BY::

J. Van Wilkins  
Attorney at Law  
103 East Second Street  
Sylacauga, Alabama 35150  
(256) 245-4200

### Real Estate Sales Validation Form

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

Grantor's Name Charles Newton  
Mailing Address P.O. Box 455  
Lincoln, AL 35096

Grantee's Name Tanner Whitson Cleveland  
Mailing Address 45 Mays Bend Drive  
Pell City, AL 35128

Property Address 7740 Highway 62  
Vincent, AL 35178

Date of Sale 2-12-2024  
Total Purchase Price \$ 239,900.00

or  
Actual Value \$  
or  
Assessor's Market Value \$

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/15/2024 10:32:49 AM  
\$35.50 PAYGE  
20240215000038310



*Allen S. Byrd*

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 Statement

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 2-12-2024

Print J. Van Wilkins

Sanavick  
Unattested (verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one