

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **FOUR HUNDRED FOURTY THOUSAND and 00/100 Dollars (\$440,000.00)** and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **VIRGINIA ARLEDGE WILLIAMSON (f/k/a Virginia A. Shanks) a married woman and DANIEL THOMAS ARLEDGE, a married man**, (herein collectively referred to as "Grantor"), grants, bargains, sells and conveys unto **BEVERLY STAMPS** (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

**Parcel I**

The Southeast quarter of the Southeast quarter of Section 35, Township 21, Range 3 West. Also, two acres, more or less, in the Southeast corner of the Southwest quarter of the Southeast quarter of Section 35, Township 21, Range 3 West, the same being 70 yards wide East and West and 140 yards long North and South, situated in Shelby County, Alabama. **Parcel No. 23-7-35-0-003-060.001 (Parcel I)**

**Parcel II**

Four acres of land, more or less, in the Southwest ¼ of the Southeast ¼ of Section 35, Township 21, Range 3 West, more particularly described as follows: Beginning at a point on the South line of said Southwest ¼ of Southeast ¼, which is 140 yards east of the Southwest corner of said Southwest ¼ of Southeast ¼, said point being the Southeast corner of the "Moore Graveyard"; running thence East, along said South line, to a point 70 yards West of the Southeast corner of said Southwest ¼ of Southeast ¼, said last mentioned point being the Southwest corner of the Thomas E. Lovelady lot thence North, perpendicular to said South line along the West line of said Lovelady lot, 140 yards; thence West, parallel with said South line to the Northeast corner of said "Moore Graveyard", being a point 140 yards East of the West line of said Southwest ¼ of SE ¼, thence South along the east line of said Graveyard to the point of beginning, situated in Shelby County, Alabama.

**Parcel No. 23-7-35-0-003-060.000 (Parcel II)**

**SUBJECT TO:**

- a) Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- b) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, previously severed from the surface, if any, it being the intention of Grantors to convey all mineral, mining and subsurface rights to which Grantor has title, but without warranty.
- c) Title to that portion of the property within any road rights-of-way.
- d) Any loss, claim, damage or expense including addition tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- e) Cross Easement Agreement recorded in Real 273, Page 958.
- f) Any and all rights of ingress and egress across the existing road which extends from the subject real estate to Highway 119, accruing to the subject real estate as the result of adverse use and possession, prescriptive rights, or otherwise, it being the intention of Grantors to convey to Grantee, without warranty, all such rights and interests of access to and from the subject real estate.

**TO HAVE AND TO HOLD** to the said Grantee, her heirs, personal representatives, successors and assigns forever.

And said Grantor does for themselves, their heirs and personal representatives, covenant with said Grantee, her successors and assigns, that they are 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, and that Grantor will, and their heirs and personal representatives shall warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

This property does not constitute the homestead of the Grantors, or their spouses.

15<sup>th</sup> **IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal on this day of February, 2024.

**GRANTORS:**

Virginia Arledge Williamson (SEAL)  
Virginia Arledge Williamson

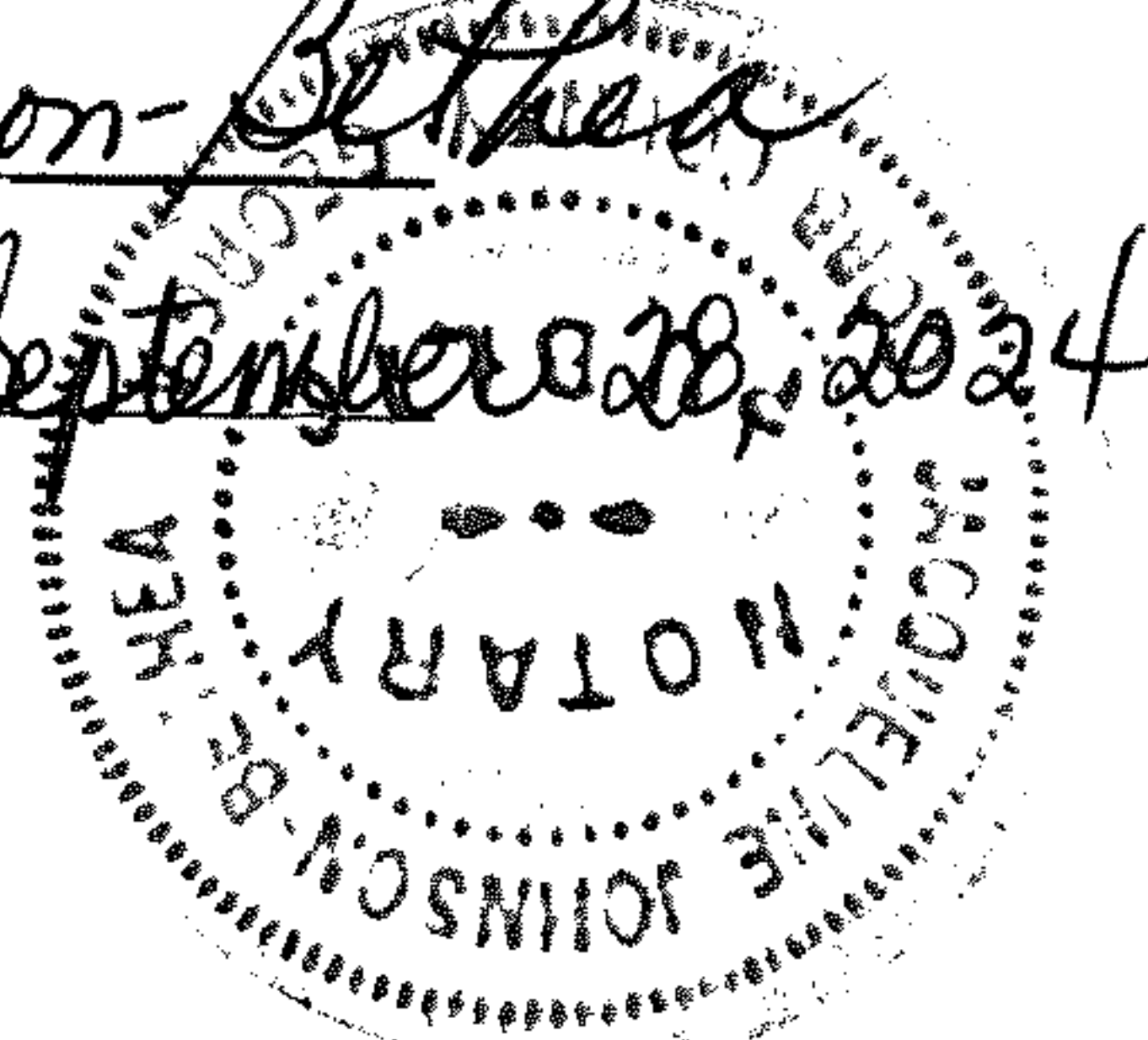
Daniel Thomas Arledge (SEAL)  
Daniel Thomas Arledge

STATE OF GEORGIA     )  
COBB COUNTY         )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **VIRGINIA ARLEDGE WILLIAMSON**, 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 15<sup>th</sup> day of February, 2024.

Jacqueline Johnson-Betha  
Notary Public  
My Commission Expires: September 28, 2024

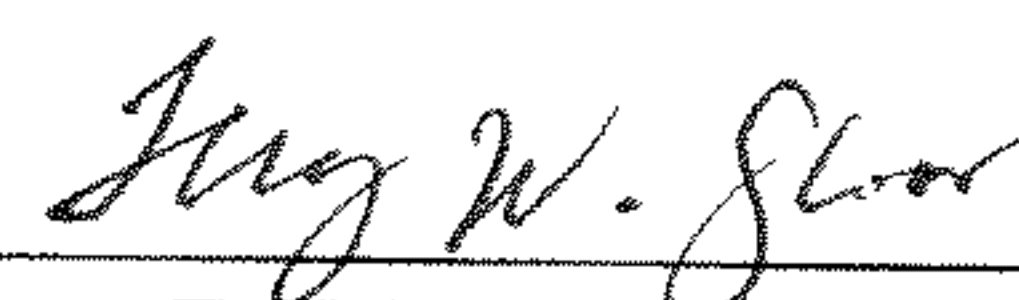


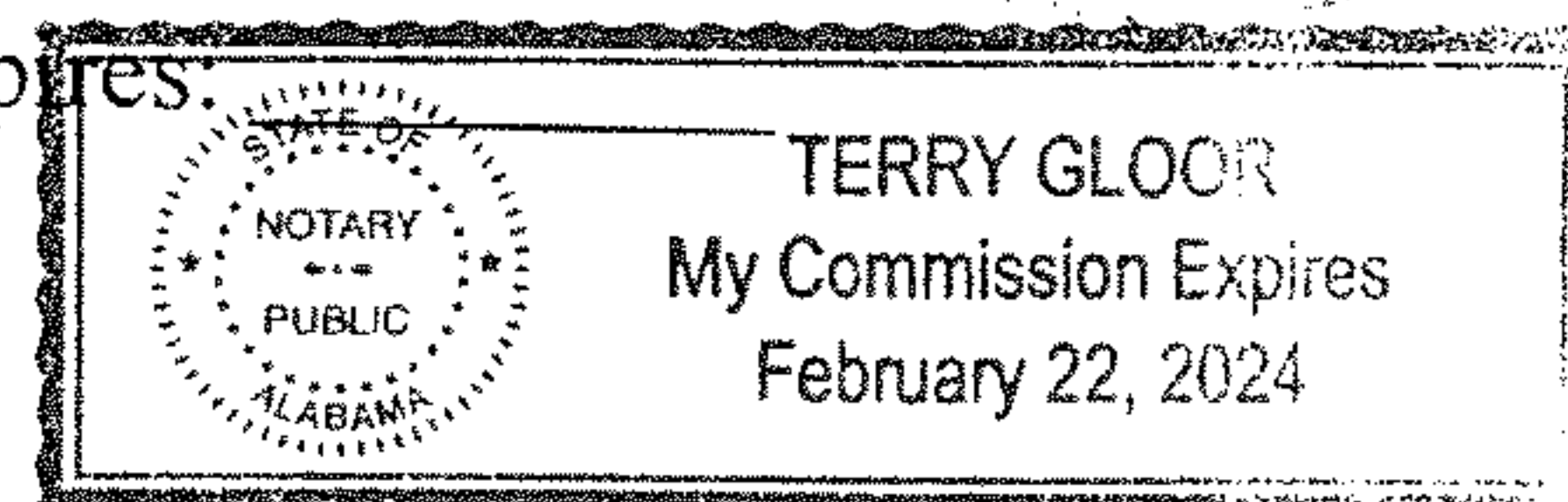
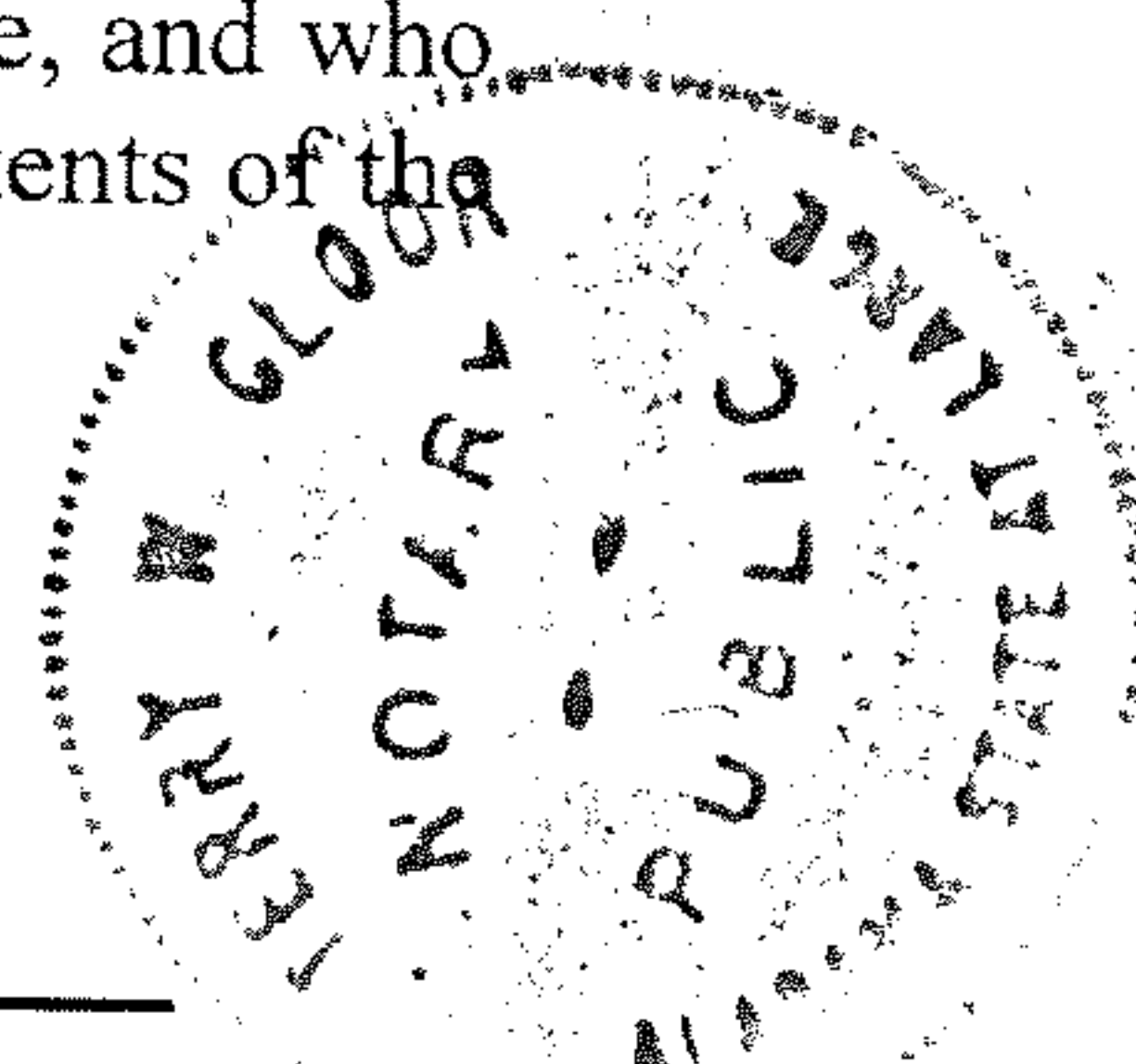


STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **DANIEL THOMAS ARLEDGE**, 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 16<sup>th</sup> day of February, 2024.

  
\_\_\_\_\_  
**Notary Public**  
My Commission Expires:



**THIS INSTRUMENT PREPARED BY:**

Terry W. Gloor  
GLOOR LAW FIRM, LLC  
200 Century Park South, Suite 114  
Birmingham, AL 35226  
(205) 968-1900

**SEND TAX NOTICE TO:**

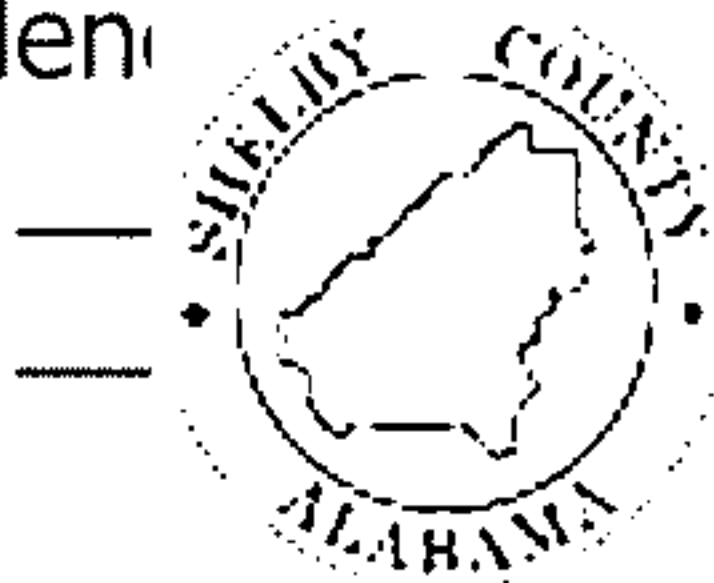
Beverly Stamps  
600 Stamps Junction  
Montevallo, AL 35115

**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	Virginia Arledge Williamson Daniel Thomas Arledge 2456 Arcadia Drive NW	Grantee's Name	Beverly Stamps 600 Stamps Junction Montevallo, AL 35115
Mailing Address	Acworth, GA 30101	Mailing Address	
Property Address	Parcel I 23-7-35-0-003- 060.001 Parcel II 23-7-35-0-003-060.000 <i>No Property Address</i>	Date of Sale	February 16, 2024
		Total Purchase Price	\$440,000.00
		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 required)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/21/2024 08:04:46 AM  
\$472.00 JOANN  
20240221000044520

*Allen S. Bayl*  
*Referenced above,*

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 February 16, 2024

Print: Terry W. Gloor

☐ Unattested

Sign:

Terry W. Gloor  
Grantor/Grantee/Owner/Agent (circle one)

(verified by)