

This Instrument was Prepared by:

Send Tax Notice To: Kelly Mixon

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-29696

149 Hwy 408
Shelby AL 35143

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Rosa Marie Cox, a single woman, Linda Kay Coogan, a married woman, Dorothy Renee Dykhous, a married woman, David Diemer Cuzzort, a married man, John William Cuzzort, a single man, Rosa Louise Cuzzorth, a single woman** (herein referred to as **Kelly Mixon** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantors herein are the surviving heirs at law of William A. Cuzzort, having died 29 April 2006. No part of the homestead of the Grantors herein or spouse, if any. **\$35,548.55** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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, 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of March, 2024.

Rosa Marie Cox
Rosa Marie Cox
Dorothy Renee Dykhous
By Dorothy Renee Cuzzort Dykhous
Attorney In Fact

Linda Kay Coogan
Linda Kay Coogan
Dorothy Renee Dykhous
By Dorothy Renee Cuzzorth Dykhous
Attorney In Fact

Dorothy Renee Dykhous
Dorothy Renee Dykhous

David Diemer Cuzzort
David Diemer Cuzzort

John William Cuzzort
John William Cuzzort
By Dorothy Renee Cuzzort Dykhous
Attorney In Fact

By Dorothy Renee Cuzzort Dykhous
By Dorothy Renee Cuzzort Dykhous
Attorney In Fact

Rosa Louise Cuzzort
Rosa Louise Cuzzort
By Dorothy Renee Cuzzort Dykhous
Attorney In Fact

Rosa Louise Cuzzort
Rosa Louise Cuzzort
By Dorothy Renee Cuzzort Dykhous
Attorney In Fact
Dorothy Renee Cuzzort Dykhous

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Dorothy Renee Cuzzort Dykhous, as Attorney in Fact for Rosa Marie Cox, Linda Kay Coogan, John William Cuzzort, David Diemer Cuzzort and Rosa Lousie Cuzzort and Dorothy Renee Dykhous (individually), 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 this the 24th day of March 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

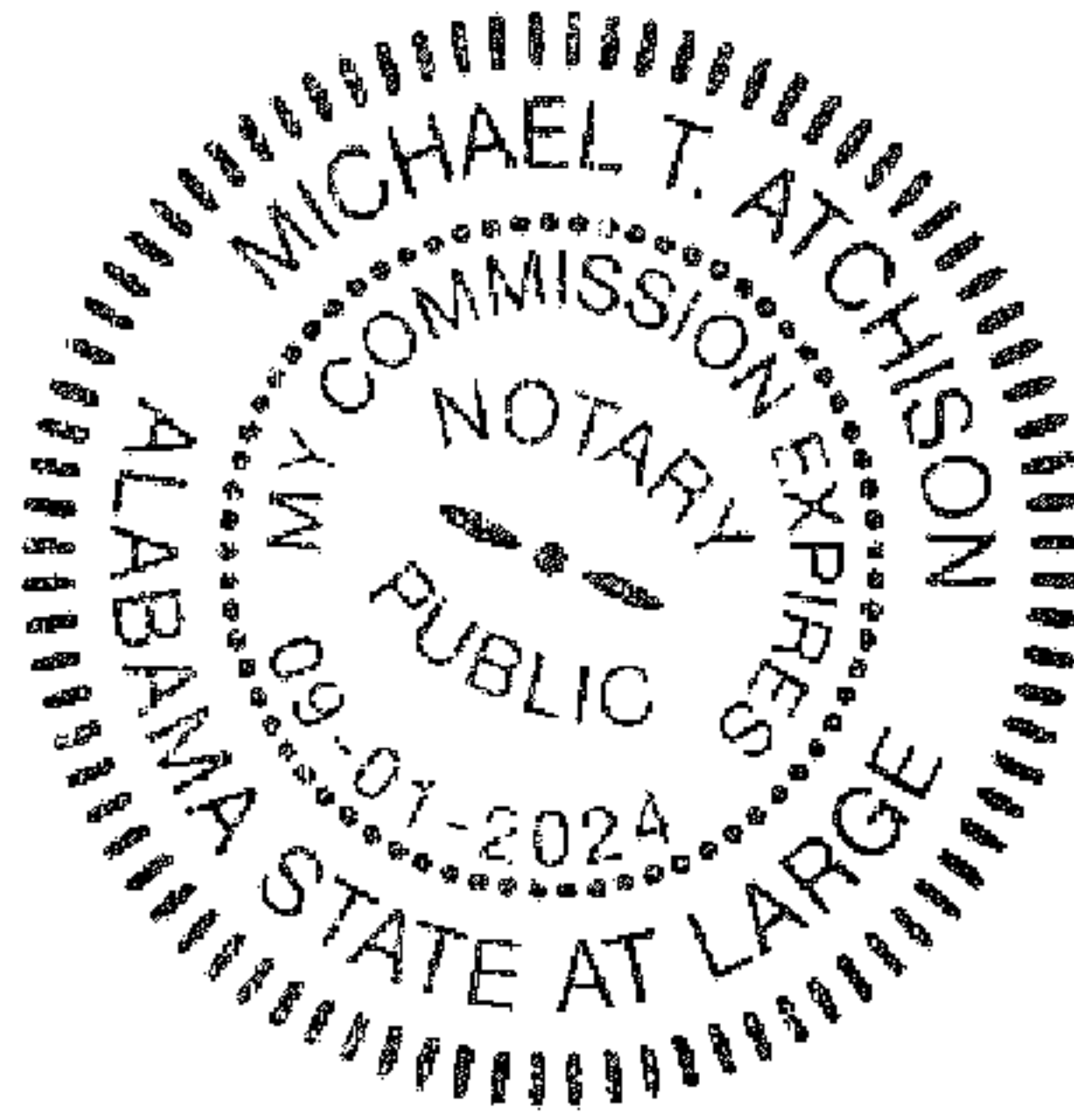


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the S 1/2 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the NE 1/4 of above said Section, Township and Range; thence North 90 degrees 0 minutes 0 seconds East, a distance of 1039.35 feet; thence South 29 degrees 24 minutes 43 seconds West, a distance of 685.96 feet to a point, said point being the beginning of a curve to the left, having a radius of 835.79 feet, a central angle of 4 degrees 44 minutes 8 seconds and subtended by a chord which bears South 27 degrees 12 minutes 39 seconds West, and a chord distance of 69.06 feet; thence along the arc of said curve, a distance of 69.08 feet; thence North 90 degrees 0 minutes 0 seconds East, a distance of 508.20 feet to the point of beginning; thence along the last described course, a distance of 307.00 feet to a point on the northwesterly R.O.W. line of Shelby County Highway #408, Prescriptive R.O.W., said point also being the beginning of a non tangent curve to the left, having a radius of 253.03 feet, a central angle of 40 degrees 36 minutes 23 seconds and subtended by a chord which South 445 degrees 1 minute 45 seconds West, and a chord distance of 175.59 feet; thence along the arc of said curve and said R.O.W. line, a distance of 179.32 feet to a point, said point being the beginning of a compound curve, having a radius of 1008.55 feet, a central angle of 5 degrees 19 minutes 33 seconds and subtended by a chord which bears South 18 degrees 11 minutes 42 seconds West and a chord distance of 93.71 feet; thence along the arc of said curve and said R.O.WE. line, a distance of 93.75 feet; thence South 90 degrees 0 minutes 0 seconds West and leaving said R.O.W. line, a distance of 93.75 feet; thence South 90 degrees 0 minutes 0 seconds West and leaving said R.O.W. line, a distance of 153.51 feet; thence North



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/01/2024 03:31:35 PM
 \$36.00 JOANN
 20240401000089420

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Rosa Marie Cox Linda Kay Coogan Dorothy Renee Dykhous David Diemer Cuzzort John William Cuzzort Rosa Louise Cuzzort	Grantee's Name	Kelly Mixon
Mailing Address	<u>317 GoldieLock Lane</u> <u>Maylene, AL 35114</u>	Mailing Address	<u>149 Hwy 408</u> <u>Shelby AL 35143</u>
Property Address	<u>149 Highway 408</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>March 29, 2024</u>
		Total Purchase Price	<u>\$30,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 March 26, 2024

Print Rosa Marie Cox

Rosa Marie Cox

Form RT-1