

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Forty Thousand and 00/100 (\$140,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **LESLIE HINDS TYLER a married woman and LAURA HINDS DUNCAN, a married woman**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **TYLER FUNDERBURG and TAYLOR ALYSSA GILLILAN FUNDERBURG**, 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 Shelby County, State of Alabama, to wit:

A part of the NW ¼ NW¼ and the NE ¼ of the NW ¼ of Section 23, Township 19, Range 2 East being more particularly described as follows:

Commence at the SW Corner of the NW 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 East, Shelby County, Alabama; thence N00°25'55"W a distance of 365.27' to the POINT OF BEGINNING; thence continue N00°25'55"W a distance of 926.76' to the Southerly R.O.W. line of Shelby County Highway 62; thence S89°48'16"E and along said R.O.W. line a distance of 1142.85'; thence S47°31'49"E and along said R.O.W. line a distance of 114.04' to the Westerly R.O.W. line of Shelby County Highway 85, to a curve to the left, having a radius of 2390.00', subtended by a chord bearing of S07°28'45"E, and a chord distance of 315.48'; thence leaving said Highway 62 R.O.W. line and along the arc of said curve and along said Highway 85 R.O.W. line for a distance of 315.71'; thence S80°52'55"W and leaving said R.O.W. line a distance of 120.44'; thence S00°13'18"W a distance of 518.88'; thence N89°45'08"W a distance of 1140.12' to the POINT OF BEGINNING. SUBJECT TO a 20.00' Ingress/Egress and Utility Easement, as recorded in Map Book 51, Page 67, Camelot Farms, in the Office of the Judge of Probate of Shelby County, Alabama.

\$119,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR OF EITHER OF THE GRANTOR'S SPOUSES.

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, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

{SIGNATURE PAGE TO FOLLOW}

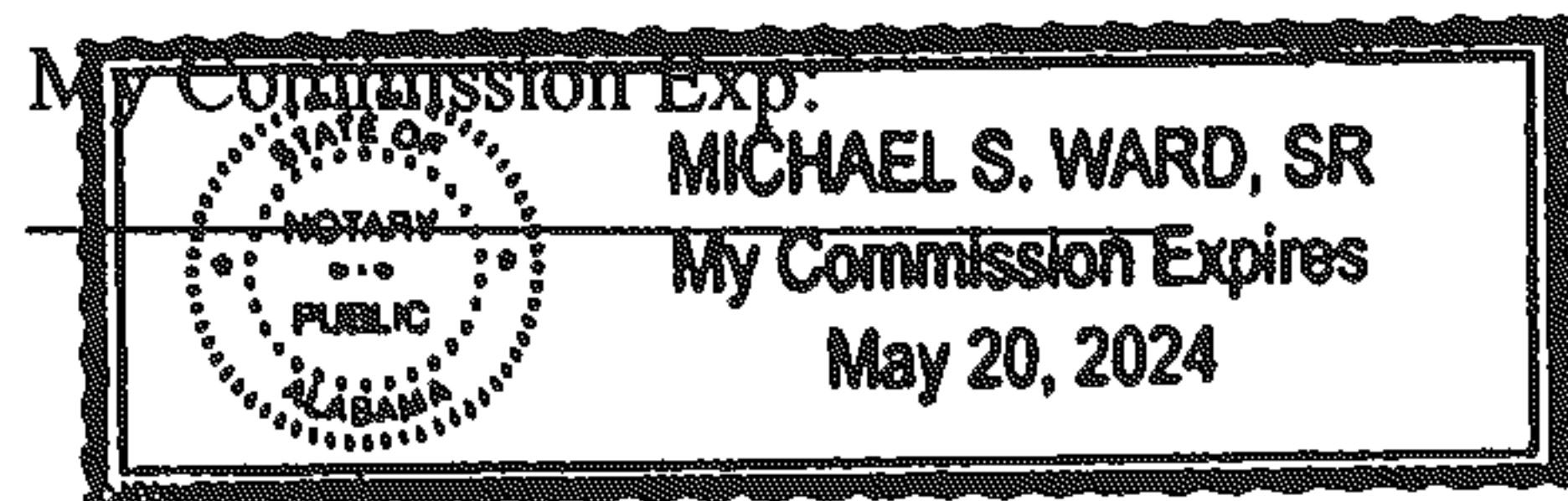
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 12th day of April, 20 24

Laura Hinds Duncan
LAURA HINDS DUNCAN

STATE OF Alabama
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County and State hereby certify that LAURA HINDS DUNCAN 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 seal this 12th day of April, 20 24



Michael S. Ward, Sr.
Notary Public

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

SEND TAX NOTICE TO:

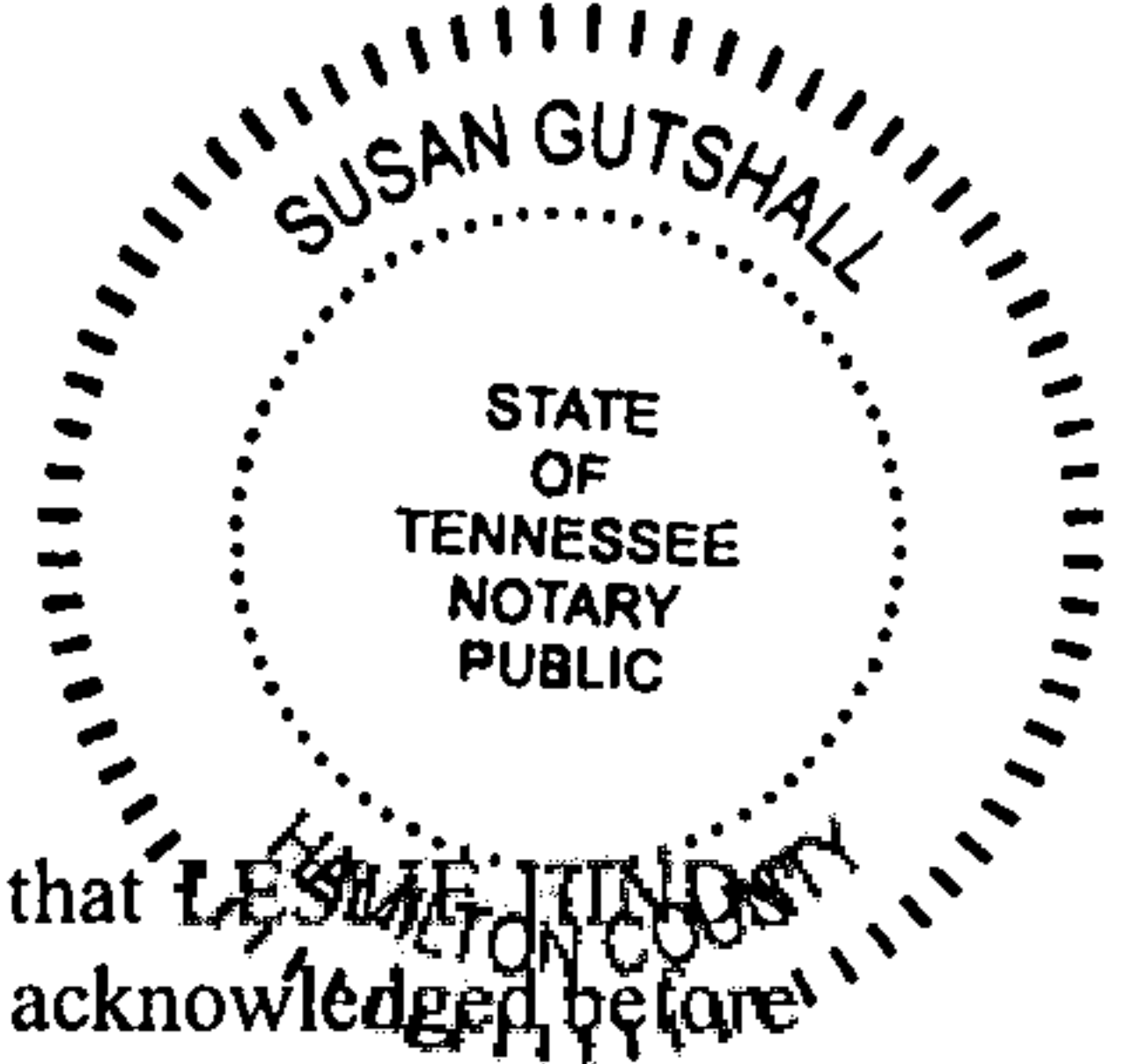
TYLER FUNDERBURG
~~7280 25B HIGHWAY 62~~
~~VINCENT, AL 35178~~

580 Treasure Island Road
Croftwell, AL 35054

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 16th day of April, 2024

Leslie Hinds Tyler
LESLIE HINDS TYLER

STATE OF Tennessee
COUNTY OF Hamilton



I, the undersigned, a Notary Public in and for said County and State hereby certify that LESLIE HINDS TYLER 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 seal this 16th day of April, 2024

My Commission Exp:

3/1/25

Susan Gutshall
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name LESLIE HINDS TYLER
 Mailing Address: 240 W. 18TH STREET
CHATTANOOGA, TN 37408

Grantee's Name TYLER FUNDERBURG
 Mailing Address: 7280 25B HIGHWAY 62
VINCENT, AL 35178

*580 Treasure Island
 Crepwell, AL 35054*

Property Address 7280 25B HIGHWAY 62
VINCENT, AL 35178

Date of Sale April 18, 2024Total Purchaser Price \$140,000.00

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 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 _____

Print Tyler Funderburg

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/22/2024 09:05:08 AM
 \$171.00 PAYGE
 20240422000114990

Allie S. Boyd