

STATE OF ALABAMA
SHELBY COUNTY

)
)



20240429000124320 1/4 \$69.00
Shelby Cnty Judge of Probate, AL
04/29/2024 03:01:02 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 2ND day of April, 2024, by **JOSEPH S. ARLEDGE**, as Trustee for the **Joseph M. Arledge Credit Shelter Trust** (hereinafter referred to as "Grantor"), to **JOSEPH STEVE ARLEDGE** and wife, **MARY B. ARLEDGE**, for an undivided fifty percent (50%) interest as Joint Tenants with Rights of Survivorship, and to **VIRGINIA ARLEDGE WILLIAMSON** (f/k/a Virginia A. Shanks) and **DANIEL THOMAS ARLEDGE**, for an undivided twenty-five percent (25%) interest each, as Tenants in Common (hereinafter collectively referred to as "Grantees").

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Ten and 00/100 dollars (\$10.00)** in hand paid by Grantees herein to the undersigned Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties hereto to the other, Grantor does by these presents grant, bargain, sell and convey unto Grantees all its right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama:

That certain property described on Exhibit A, attached hereto and included herein by reference the same as if set forth in its entirety.

Subject to: Ad valorem taxes, mineral and mining rights, riparian rights, easements, rights of way, restrictions, covenants, and other matters of public record.

TO HAVE AND TO HOLD, to said Grantees, **JOSEPH STEVE ARLEDGE** and wife, **MARY B. ARLEDGE**, as Joint Tenants with Rights of Survivorship, their heirs, personal representatives, successors and assigns forever as to their undivided fifty percent (50%) interest, and to said Grantees **VIRGINIA ARLEDGE WILLIAMSON** (f/k/a Virginia A. Shanks) and **DANIEL THOMAS ARLEDGE**, as Tenants in Common, their heirs, personal representatives, successors and assigns forever as to their undivided twenty-five percent (25%) interest each.

The Grantor hereby covenants and agrees with Grantees, their heirs and assigns, that Grantor, his successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Shelby County, AL 04/29/2024
State of Alabama
Deed Tax: \$35.00

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed on the date first written above.


GRANTOR:

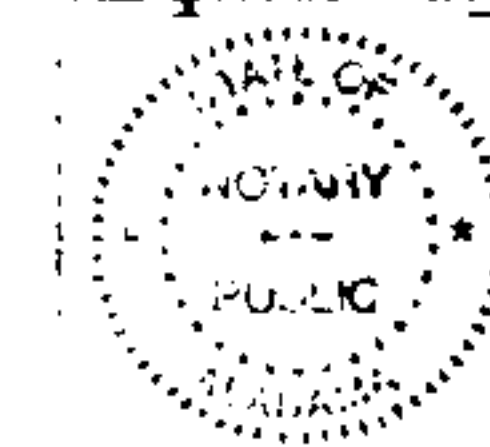

JOSEPH S. ARLEDGE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOSEPH STEVE ARLEDGE**, whose name is signed to the foregoing Statutory Warranty Deed 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 2ND day of April, 2024.


Notary Public
My Commission Expires:



TERRY WADE GLOOR
My Commission Expires
February 22, 2028

Send tax notice to:
Virginia Arledge Williamson
2456 Arcadia Drive
Ackworth, GA 30101

This Instrument Prepared By:
Terry W. Gloor
Gloor Law Firm, LLC
200 Century Park South
Suite 114
Birmingham, Alabama 35226
(205) 968-1900
tgloor@gloorlawfirm.com

Joseph Steve Arledge
7706 Highway 22
Montevallo, AL 35115



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Parcel I; Lots 6 and 7, according to the Survey of Merchant Melton Subdivision, as recorded in Map Book 3, Page 76, in the Probate Office of Shelby County, Alabama.
Parcel No. 27 4 17 3 001 012.000

Parcel II: A tract of land situated in the West one-half of Southeast $\frac{1}{4}$ of Section 17, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 22 South, Range 3 West and run North 0 degrees 03 minutes 21 seconds West along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section line for 133.0 feet to a point; thence North 68 degrees 00 minutes East for 105.0 feet to a point; thence run North 0 degrees 03 minutes 21 seconds West parallel to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section line for 210.0 feet to a point; thence run South 68 degrees 00 minutes West for 105.0 feet to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section line; thence run North 0 degrees 03 minutes 21 seconds West along said $\frac{1}{4}$ - $\frac{1}{4}$ section line for 935.45 feet to a point on the South line of Lot 21, Merchant Melton Subdivision, as recorded in Map Book 3, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 88 degrees 16 minutes 09 seconds East along the South line of said Lot 21 for 16.73 feet to a point; thence run North 1 degree 42 minutes 51 seconds West along the East line of Lot 21, Mulberry Street and Lot 8 for 452.38 feet to a point; thence run North 88 degrees 18 minutes 09 seconds West along the North line of said Lot 8 for 30.37 feet to a point on the West line of the aforesaid $\frac{1}{4}$ - $\frac{1}{4}$ section line; thence run North 0 degrees 03 minutes 21 seconds West along said $\frac{1}{4}$ - $\frac{1}{4}$ section line for 914.87 feet to the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 22 South, Range 3 West; thence run South 87 degrees 31 minutes 51 seconds east along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section line 479 feet to the center line of McHenry Creek; thence run in a southerly and southeasterly direction along the meanderings of said creek for 2514 feet to the East line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 22 South, Range 3 West, thence run South 0 degrees 04 minutes 36 seconds East for a distance of 1179 feet to the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North 87 degrees 59 minutes 51 seconds West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section line for 1326.94 feet to the point of beginning.

Parcel No. 27 4 17 4 001 002.000

EXHIBIT A

Real Estate Sales Validation Form

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

Grantor's Name	JOSEPH S. ARLEDGE TRSTEE	Grantee's Name	JOSEPH STEVE ARLEDGE, VIRGINIA ARLEDGE, et. al.
Mailing Address	7706 Hwy 22 Montevallo, AL 35115	Mailing Address	7706 Hwy 22 Montevallo, AL 35115
Property Address	Parcel #27-4-17 3 001-012.000 Parcel # 27-4-17-4-001-002.000 <i>No property address given for Parcels I and II.</i>	Date of Sale	APRIL 2, 2024
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$1,140 + \$33,720 = \$34,860

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>TAX ASSESSOR'S MARKET VALUE</u>
<input type="checkbox"/> 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).

April 2, 2024

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