

Send Tax Notice To & This Instrument Prepared By:
Jeremy Kenneth Dickey
56 Harvest Lane
Harpersville, AL 35078


20240506000131470 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/06/2024 12:15:41 PM FILED/CERT

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Three Hundred Sixty Thousand Dollars (\$360,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I or we,

Patricia A. Sewell, an unmarried woman,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jeremy Kenneth Dickey,

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

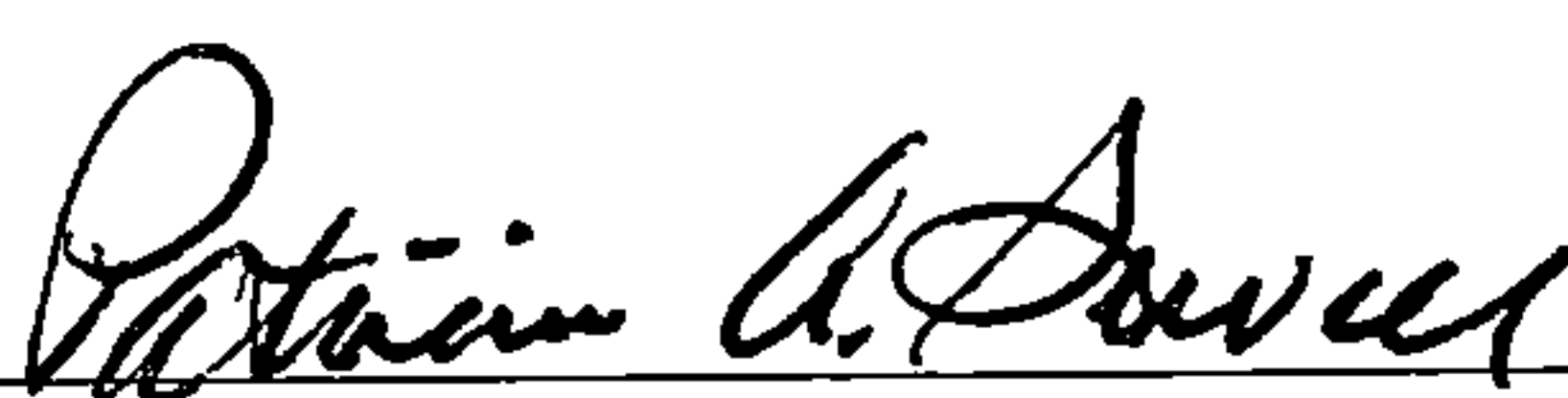
See Attached Exhibit "A" Legal Description and Exhibit "B" Survey

The above consideration is being paid by a mortgage in the amount of \$367,676.00 which is filed simultaneously herewith.

Patricia A. Sewell is the surviving grantee of those certain deeds as recorded in Deed Book 205, Page(s) 956-957, and Deed Book 235, Page(s) 702-703, in the Probate Office of Shelby County, Alabama. The other grantee in said deeds, Autrey D. Sewell, is now deceased, having died on or about March 3, 2022.

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 said grantee(s), his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this **2nd day of May, 2024.**



Patricia A. Sewell (Seal)



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STATE OF ALABAMA

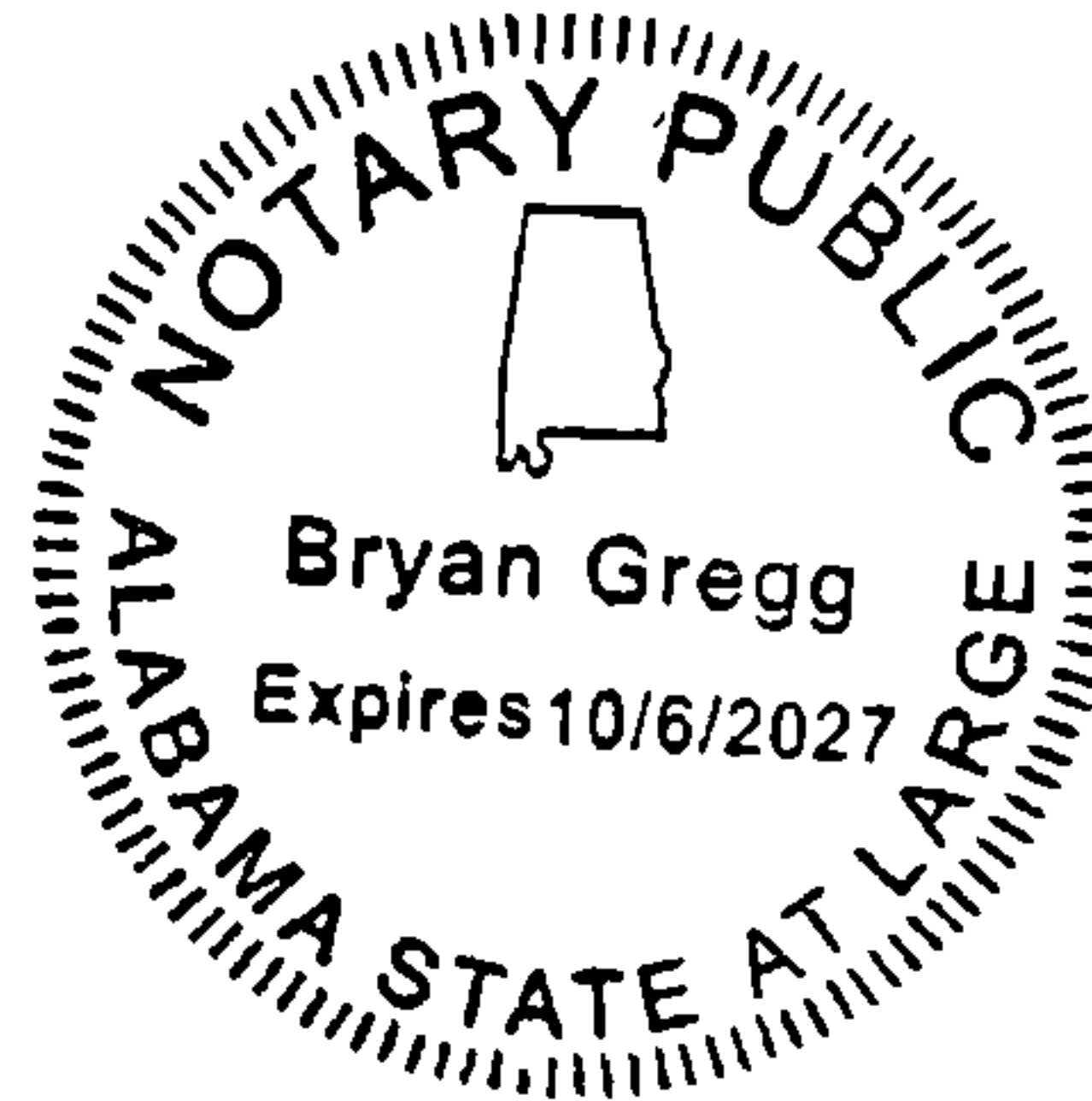
COUNTY OF Talladega

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Patricia A. Sewell**, 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 this 2nd day of May, 2024.

Notary Public

My Commission Expires: 10-6-2027



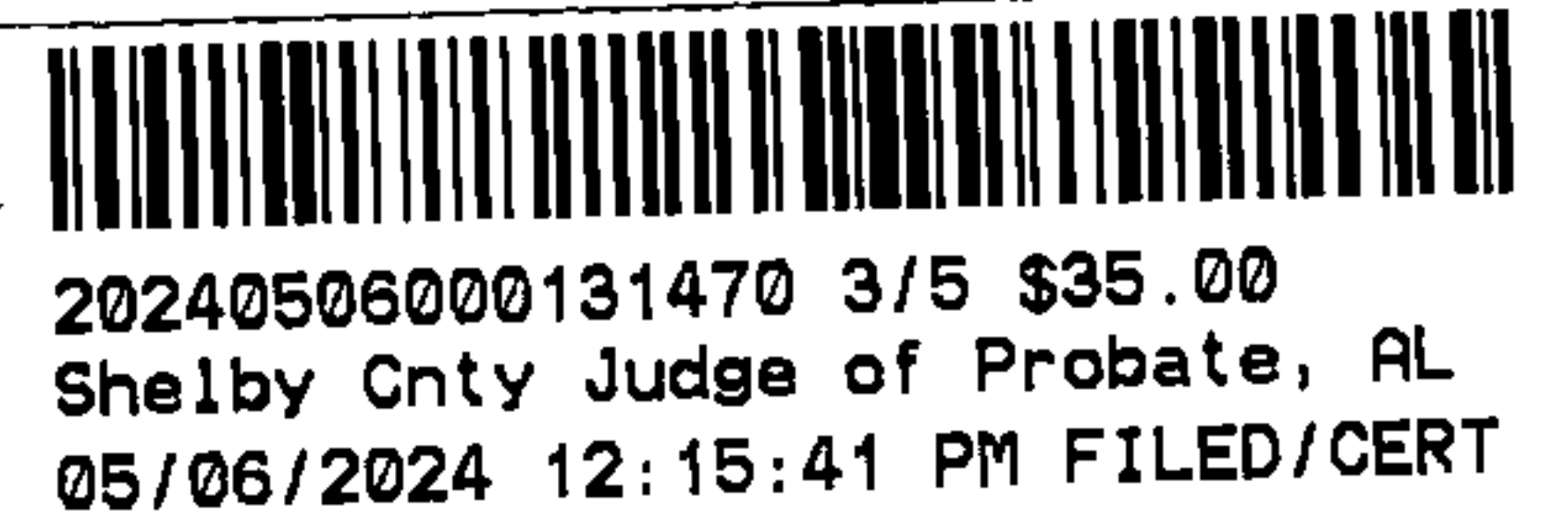


Exhibit "A" Legal Description

Commence at a 2" pipe in place being the Northwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 89° 59' 29" East along the North boundary of said quarter-quarter section for a distance of 233.46 feet to a point on the Easterly right-of-way of Alabama Highway 25 (set ½" rebar CA-0114-LS), said point being the point of beginning. From this beginning point proceed South 89° 57' 36" East for a distance of 601.15 feet to a ½" pipe in place; thence proceed South 89° 29' 35" East for a distance of 196.34 feet to a ½" rebar in place; thence proceed South 06° 56' 34" East for a distance of 477.33 feet (set ½" rebar CA-0114-LS); thence proceed South 84° 18' 38" West for a distance of 207.70 feet to a 1" pipe in place; thence proceed South 85° 47' 51" West for a distance of 210.31 feet (set ½" rebar CA-0114-LS); thence proceed North 09° 42' 51" West for a distance of 129.60 feet (set ½" rebar CA-0114-LS); thence proceed North 80° 36' 37" West for a distance of 483.32 feet (set ½" rebar CA-0114-LS), said point being located on the Easterly right-of-way of said highway; thence proceed North 11° 06' 26" East along the Easterly right-of-way of said highway for a distance of 311.23 feet to the point of beginning.

The above-described land is located in the Southeast one-fourth of the Northwest one-fourth of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama.

According to the Boundary Survey dated March 20, 2024 by Christopher M. Ray, Ala. Reg. No. 26017.

Less and except any portion of Harvest Drive encroaching onto the Land as shown by the Boundary Survey dated March 20, 2024 by Christopher M. Ray, Ala. Reg. No. 26017.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, rights-of-way of record, mineral and mining rights not owned by grantor, and matters disclosed by the title insurance commitment/policy associated with this transaction.



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Exhibit "B" Survey

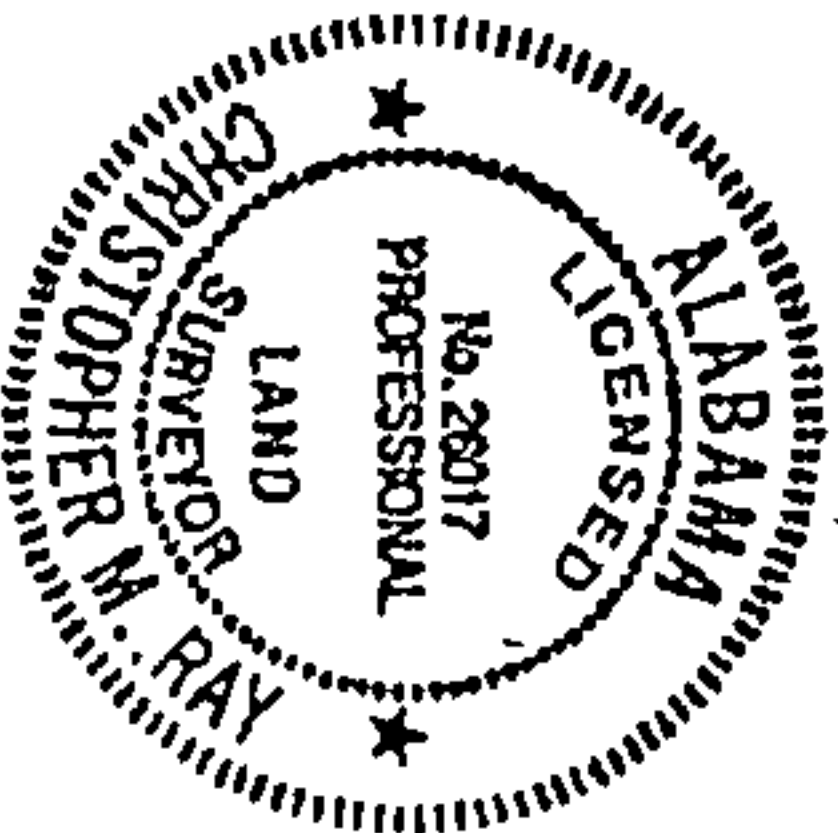
STATE OF ALABAMA
SHELBY COUNTY

I, Christopher M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit: Commence at a 2" pipe in place being the Northwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 89° 59' 29" East along the North boundary of said quarter-quarter section for a distance of 233.46 feet to a point on the Easterly right-of-way of Alabama Highway 25 (set 1/2" rebar CA-0114-L-S), said point being the point of beginning. From this beginning point proceed South 89° 57' 36" East for a distance of 601.15 feet to a 1/2" pipe in place; thence proceed South 89° 29' 35" East for a distance of 196.34 feet to a 1/2" rebar in place; thence proceed South 06° 56' 34" East for a distance of 477.33 feet (set 1/2" rebar CA-0114-L-S); thence proceed South 84° 18' 38" West for a distance of 207.70 feet to a 1" pipe in place; thence proceed South 85° 47' 51" West for a distance of 210.31 feet (set 1/2" rebar CA-0114-L-S); thence proceed North 09° 42' 51" West for a distance of 129.60 feet (set 1/2" rebar CA-0114-L-S); thence proceed North 80° 36' 37" West for a distance of 483.32 feet (set 1/2" rebar CA-0114-L-S), said point being located on the Easterly right-of-way of said highway; thence proceed North 11° 06' 26" East along the Easterly right-of-way of said highway for a distance of 311.23 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northwest one-fourth of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama

According to my survey this the 20th day of March, 2024.

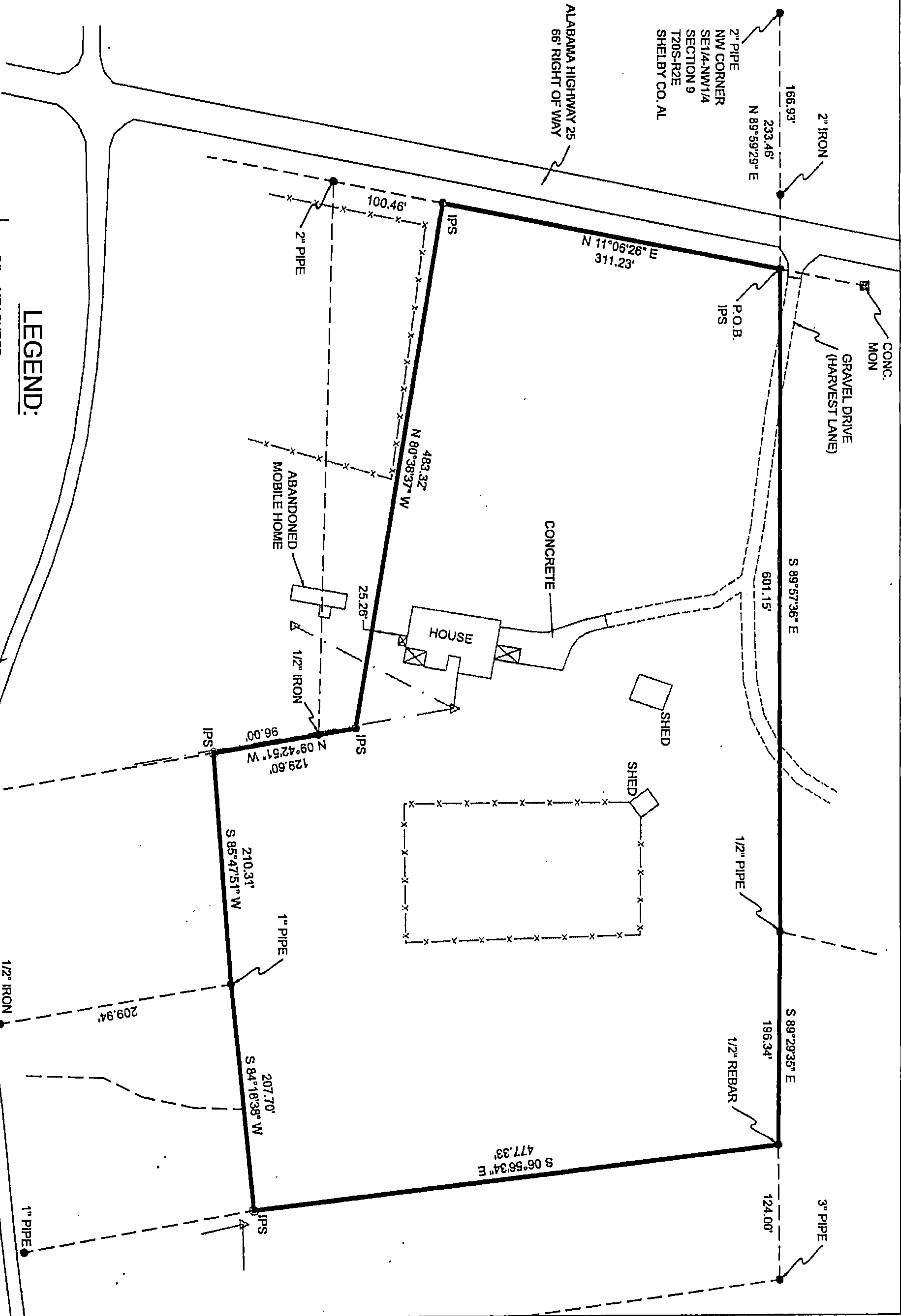
Christopher M. Ray, Ala. Reg. No. 26097
Ray and Gilliland, P.C., Ala. Board Cert. No. CA-0114-L-S



LEGEND:

- (M) = MEASURED
- (R) = RECORDED (MAP, DEED, PLAT, ETC.)
- (M & R) = MEASURED & RECORDED
- (PS) = PREVIOUS SURVEY
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- CA = CERTIFICATE OF AUTHORIZATION (0114 - LAND SURVEYING)
- G.P.S. = GLOBAL POSITIONING SYSTEM
- Δ = POWER POLE / OVERHEAD UTILITY
- X-X-X-X-X = FENCE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- IPS = SET 1/2" REBAR CA#0114

Copyright Ray & Gilliland P.C. 2024



RAY & GILLILAND, P.C.

122 NORTH CALHOUN AVENUE P.O. BOX 1183 SYLACAUGA, ALABAMA 36150		TEL NO. (256) 245-3243 FAX NO. (256) 245-3202	
DRAWN BY: CMR		FILE: SEWELL	
BOUNDARY SURVEY		SCALE: 1" = 100'	
		DATE: 03/20/2024	



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Real Estate Sales Validation Form

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

Grantor's Name Patricia A. Sewell
Mailing Address 2290 Tanyard Road
Harpersville, AL 35078

Grantee's Name Jeremy Kenneth Dickey
Mailing Address 56 Harvest Lane
Harpersville, AL 35078

Property Address 56 Harvest Lane
Harpersville, AL 35078

Date of Sale May 2, 2024

Total Purchase Price \$ 360,000.00

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

☐ 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 5-2-2024

Print

Jeremy Kenneth Dickey

Unattested

Bryan Gregg
(verified by)

Sign

(Grantor) (Grantee) (Owner/Agent) circle one

Print Form

Form RT-1